

FIRST TIME ON THE MARKET FOR OVER 55 YEARS



SITUATION

Occupying a busy trading position opposite the junction with Marischal Road, adjacent to a large residential development and amongst a variety of local traders and multiple retailers such as **Lidl, HSBC, Nandos, Ladbroke's** and many more. Lee High Road adjoins Lewisham High Street and is within a ½ mile of Lewisham Station (DLR and South Eastern Railway Lines) and approx. 6 miles south-east of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Takeaway with A5 use.**

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	13'6"
Internal Width	13'3"
Shop & Built Depth	25'7"
WC	

VAT is NOT payable in respect of this Lot

FREEHOLD

£10,350 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCY

The entire property is let on a full repairing and insuring lease to **S. Patel & S. Patel as a Fast Food Restaurant** for a term of 15 years from 28th September 2001 at a current rent of **£10,350 per annum** exclusive.

Note 1: The lessees also occupy the adjoining unit (No 30a).

Note 2: The lessees have requested a new 15 year lease and negotiations are currently in hand.

Note 3: There is a Rent Deposit of £5,175 held.

VENDOR'S SOLICITORS
Bevan Kidwell LLP – Tel: 020 7843 1820
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts