



**SITUATION**

In this established parade close to the junction with Mosslea Road, nearby a **One Stop** as well as a variety of local traders, all serving the surrounding residential area being just a short walk of Penge West Overground Station. Penge lies midway between Crystal Palace and Bromley some 6 miles south-east of Central London.

**PROPERTY**

Forming part of a terraced property comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'2"
Internal Width	14'7" narrowing to 11'10"
Shop Depth	23'11"
Built Depth	37'1"
Kitchenette, WC	

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 99 years from 20th January 1999 (thus having approx. 81 years unexpired) at a fixed ground rent of £50 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **J. Cook as a Tattoo Parlour** for a term from 13th December 2015 to 13th November 2022 at a current rent of **£6,300 per annum** exclusive.

**Rent Review 2020**

**Note: The property has been trading as a Tattoo Parlour for the previous 7 years.**

**£6,300 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**

Prince Evans Solicitors LLP – Tel: 020 8280 2735  
Ref: Ms Laura Sainsbury – Email: lsainsbury@prince-evans.co.uk

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