



**6 WEEK COMPLETION**

View along Lee High Road

**SITUATION**

Occupying a busy trading position close to the junction with Marischal Road, amongst a variety of local traders and multiple retailers such as **Lidl**, **Nando's**, **HSBC** and **Ladbrokes** and only a few minutes' walk from the prime retailing within Lewisham Town Centre.

Lee High Road connects with Lewisham High Street and is within 1/2 mile of Lewisham Station (DLR and South Eastern Railway Lines) and approx. 6 miles south-east of central London.

**VAT is NOT applicable to this Lot**

**PROPERTY**

A mid terraced building comprising a **Deep Ground Floor Office/Retail Unit** with separate front entrance to a further **Self-Contained Office** at first and second floor levels **(see Note)**.

**FREEHOLD**

**Note: Plans have been drawn up to convert the upper part into 3 Flats (1 x 1 bed & 2 x Studios) subject to Permitted Development Rights and possession. Copy plans available from the Auctioneers.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Office/Retail Unit	Gross Frontage 15'10" Internal Width 11'1" widening to 12'11" Built Depth 92'0" 2 WCs GIA Approx. 1,079 sq ft <sup>1</sup>				<b>VACANT</b>
First & Second Floor Offices	<b>First Floor</b> 3 Offices, Kitchen, 2 WCs GIA Approx. 1,080 sq ft <b>Second Floor</b> 1 Office GIA Approx. 270 sq ft <b>Total GIA</b> <b>Approx. 1,350 sq ft</b>	<b>C. Amoah</b> <b>t/a Discount 24 UK</b> <b>(Security Training)</b>	7 years from 19th August 2013	£10,000	

<sup>1</sup>Not inspected by Barnett Ross. Area provided by Vendor.

**TOTAL** **£10,000 plus Vacant Ground Floor**

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The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Lawrence Stephens - Tel: 020 7936 8888  
Ref: S. Messias - Email: smessias@lawstep.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