



SITUATION

Located close to the junction with Watling Street (A207) approximately 1/2 mile to the east of the multiple shopping facilities in the Town Centre and midway between Bexleyheath, Barnehurst and Crayford Main Line Stations. Bexleyheath is located some 12 miles south-east of central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

A semi-detached building planned on ground and first floors comprising **6 Rooms (each with a Shower Room/WC) together with a communal Kitchen.**

In addition, the property includes:

- 3 Phase electricity
- uPVC double glazing
- Front off-street parking
- Rear garden
- Outbuilding

VAT is NOT applicable to this Lot

FREEHOLD

£56,217.60 p.a.
(see Notes 1 & 2)

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor

3 Rooms (each with Shower Room/WC)
Communal Kitchen

First Floor

3 Rooms (each with Shower Room/WC)

TENANCY

The entire property is let to **District Homes CIC (a non profit registered provider of social housing – visit: districthomes.org.uk)** for a term of 5 years from 15th February 2016 at a current rent of **£56,217.60 per annum (£4,684.80 pcm)** exclusive (see Notes 1 and 2).

Tenant's Break at any time on one month's notice.

Note 1: District Homes sublet the Rooms on ASTs.

Note 2: The Tenant is to pay rent to the Freeholder within 5 working days after receipt of rent from the Sub Tenant – refer to lease.

Note 3: The property is registered as an HMO, but a Licence is not required whilst the property is let to a Housing Association.

VENDOR'S SOLICITORS

Taylor Rose TTKW – Tel: 020 3540 4444
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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 £750 (including VAT) upon exchange of contracts