



SITUATION

Located close to the junction with Parson's Hill, adjacent to **Medivet** and the **former County Court** and within a few hundred yards of the main town centre retail pitch further along Powis Street which includes such multiples as **TK Max, Argos, Peacocks, Subway** and many others. There is also a public car park accessed just a few yards from the property.

The Woolwich Ferry Terminal is within close proximity and the area is well served by other transport links being less than 1/2 a mile from King George V Station (DLR) and Woolwich Arsenal Mainline Station. Woolwich lies some 7 miles south of central London close to the A2 and A20 which provide direct access to the M25.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width widening to Shop Depth Built Depth				
				VACANT	
First and Second Floor Flat Plus Rear Garden	Not Inspected	Individual	99 years from 25th December 1989	£119.50	FRI Rent doubles in 2022 and every 33 years. Valuable Reversion in approx. 70 years.
					Vacant Shop Plus £119.50 p.a.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors. In addition, there is a rear garden which can also be accessed via a rear passageway from Parson's Hill.

VAT is NOT applicable to this Lot

FREEHOLD

Vacant Shop Plus Flat with Valuable Reversion

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Joint Auctioneers

Brickman Yale
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Vendor's Solicitors

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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page