



### SITUATION

On the prominent junction facing Greenwich South Street, approximately 1 mile from Blackheath Common being under 6 miles from the City of London.

VAT is NOT applicable to this Lot

### PROPERTY

A late Victorian terraced building comprising a **Ground Floor Shop** with a separate front entrance to a **Self-Contained Flat** on the two upper floors. In addition, there is a rear staircase to a **Yard** and **Lower Ground Floor** which could be converted to a Flat (subject to obtaining the necessary consents).

### FREEHOLD

### TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Floor	<b>Ground Floor Shop</b> Gross Frontage 19'0" Internal Width 13'4" Shop Depth 40'1" Built Depth 48'3" <b>Lower Floor</b> 2 Rooms Area Approx. 488 sq ft with Shower/WC	<b>Abdullah Sanci (Kebab Takeaway)</b>	20 years from 25th March 2019 <b>(Renewal of a previous lease)</b>	£24,000	FRI <b>Rent Reviews 2024 and 5 Yearly</b> <b>Note 1: The rent prior to the lease renewal was £20,000 p.a. and the unit has traded as a kebab takeaway for approx 45 years.</b>
First & Second Floor Flat	3/4 Rooms, Kitchen, Bathroom/WC <sup>1</sup> Area Approx 870 sq ft <sup>2</sup>	<b>Individual</b>	1 year from 26th November 2018	£15,600	AST
				<b>Total: £39,600</b>	

<sup>1</sup> Not inspected by Barnett Ross  
<sup>2</sup> Area taken from EPC

**Note 2: A 2 storey Flat above a shop at No.101B Blackheath Road sold for £425,000 in November 2016 (Source: Rightmove).**

**Note 3: There is potential to add a third floor, subject to obtaining the necessary consents.**

**£39,600** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

### Vendor's Solicitors

Macroy Ward  
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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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page