



SITUATION

Located close to the junction with Eynella Road in this local parade amongst such multiples as **Lloyds Bank, William Hill, Sainsbury's** and a host of local traders all serving the highly sought after surrounding residential area.

Dulwich lies approx. 5 miles south of central London between Camberwell and Crystal Palace enjoying excellent road links via the A205 and the A23.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'3" Internal Width 9'7" widening to 13'6" (max) Shop Depth 37'4" Built Depth 56'2" Store Area Plus Lean-to Store. WC	D. B. Finch and D.A. Harradine t/a Plough Homecraft (see Note)	5 years from 10th November 2016	£11,000	FRI Note: The tenant uses the shop as a showroom for tiles and taps in conjunction with his other double unit at Nos. 346/348 Lordship Lane.
First and Second Floor Flat	Not Inspected	Individual	125 years from 25th December 2004	£150	FRI Rent doubles every 25 years.
				Total: £11,150	

£11,150 per annum

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

Vendor's Solicitors

Penman Sedgwick LLP
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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