



## SITUATION

Located on a tertiary main road position on the southern side of the High Street between Kenilworth Road and Clevedon Road, close to multiples such as **Tesco Express**, **Sainsbury's** and **Lidl** and a variety of local traders serving the residential area. Kent House Station (South-Eastern Line) is 350 yards away.

Penge lies midway between Crystal Palace and Bromley some 6 miles south-west of Central London.

## PROPERTY

Occupying a rectangular site of approx. 0.35 acres with a road frontage of approx. 180 feet with the following commercial and residential elements:

### No. 180-182:

- A large block comprising a **Ground Floor Showroom** with approx 116' road frontage and an open car parking area at the front which provides parking for 24 cars accessed via Clevedon Road and the High Street.
- **6 Self-Contained Flats** (4-9 Kenilworth Court) each planned on the first and second floors. The Flats are accessed from the rear and benefit from two entrances via Clevedon Road and Kenilworth Road.

### No. 174 -178:

- An adjoining block comprising **3 Ground Floor Shops with 3 Self-Contained Flats** above (1-3 Kenilworth Court). The Flats are accessed from the rear and benefit from two entrances via Clevedon Road and Kenilworth Road.
- **10 Garages** to the rear of the block which are accessed through a service road via Kenilworth Road.

VAT is NOT applicable to this Lot

## FREEHOLD

**Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their right of first refusal. This lot cannot be sold prior to the auction.**

**Note 2: The Freeholder insures. Current sum insured is £4,691,532 and current premium is £5,889.12 p.a.**

**Note 3: Flat 9 was sold for £283,000 in July 2015 when it only had approx. 54½ years unexpired (Source: rightmove.co.uk)**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 180-182 (Showroom)	Not inspected	<b>Breathfull 4 Limited (t/a Topps Tiles)</b>	999 years from 5th December 2018	Peppercorn	FRI
No. 178 (Shop)	Not inspected	<b>L.T Scott (Accountants)</b>	132 years from 25th December 1970	£100	FRI <b>Valuable Reversion in approx. 82½ years.</b>
No. 176 (Shop)	Not inspected	<b>M.J Stenning (Vacant)</b>	99 years from 25th December 1961	£225	FRI <b>Valuable Reversion in approx. 40½ years.</b>
No. 174 (Shop)	Not inspected	<b>A.C Timms and K.L.Timms t/a 'Luxury Hair Dressing'</b>	99 years from 25th December 1970	£100	FRI <b>Valuable Reversion in approx. 49½ years.</b>
Flats 1, 2, 3, 5 & 8 and Garages 1, 2, 4, 5, & 9	5 Flats & 5 Garages	<b>Various</b>	Each between 143 and 189 years from between 24th December 1970 and 15th March 2016	£300	FRI
Flat 4 & Garage 3	Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	99 years from 25th December 1970	£25	FRI <b>Valuable Reversion in approx. 49½ years.</b>
Flat 6 & Garage 6	Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual(s)</b>	99 years from 25th December 1970	£25	FRI <b>Valuable Reversion in approx. 49½ years.</b>
Flat 7 & Garage 10	Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	99 years from 25th December 1970	£25	FRI <b>Valuable Reversion in approx. 49½ years.</b>
Flat 9 & Garage 12	Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	125 years from 11th July 2019	£150 (rising to £200 in 2053 and to £250 in 2086)	FRI
Garage 11	1 Garage	<b>Individual</b>	999 years from 28th March 2019	Peppercorn	
Electricity Transformer Chamber	Not inspected	<b>London Power Networks plc</b>	60 years from 29th September 1961	£1	
				<b>Total: £951</b>	

<sup>1</sup>Not inspected by Barnett Ross

**£951<sub>p.a.</sub> with  
6 Valuable Reversions**

### Vendor's Solicitors

Sam Charkham

Tel: 020 7604 2991

Email: samc@londonanddistrict.com

The Surveyors dealing with these properties are  
**John Barnett and Jonathan Ross**

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'**