

Lot 12

4-6 Lee High Road, Lewisham,
London SE13 5LQ

***Reserve below £450,000**

6½ years unexpired to Dignity Funerals with no breaks
6 week completion



SITUATION

Located at the junction with Lewisham High Street, in the heart of the town centre, adjacent to **Ladbrokes** and within close proximity to **Nando's**, **HSBC** and a variety of local traders. In addition, Lewisham Shopping Centre is just a few hundred yards away which houses stores such as **Marks & Spencer**, **Sainsbury's** and **Costa Coffee**. Lewisham is served by Lewisham Station (DLR and South Eastern Railway Lines) and lies approx. 6 miles south-east of central London.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Double Shop**.

ACCOMMODATION¹

Ground Floor Double Shop

Gross Frontage	35'0"
Built Depth	61'0" (max)
Area	Approx. 1,313 sq ft
Plus WC	

¹Not inspected by Barnett Ross. Area from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold to be for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Dignity Funerals Limited (having over 800 funeral locations and 46 crematoria)** (T/O for Y/E 28/12/18 **£262.3m, Pre-Tax Profit £62.3m and Shareholders' Funds £65.7m**) for a term of 15 years from 24th December 2011 at a current rent of **£32,000 per annum** exclusive.

Rent Review 2021

£32,000 per annum

The Surveyors dealing with this property are
Steven Grossman 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'**

Vendor's Solicitors

Freemans Solicitors
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