



SITUATION

Located close to the junction with Kirkham Street and opposite Plumstead Common, in this fully occupied retail parade serving this popular residential area.

Plumstead Common is situated approximately 1 mile south-east of Woolwich and 1½ miles north-west of Welling in South East London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained 1 Bed Flat** on the first floor. The property includes a **Garage/Store** and benefits from the use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'9"
Shop Depth	24'10"
Built Depth	43'0"

Basement (Low Headroom)

Area Approx.	190 sq ft
External WC	

Garage/Store

Area Approx.	185 sq ft
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First Floor Flat

Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **G. Stone (lease currently being assigned - refer to Auctioneers)** for a term of 10 years from 13th June 2023 (**renewal of a previous Lease**) at a current rent of **£17,000 per annum** exclusive (**rising to £18,000 p.a. in June 2025, £19,000 p.a. in June 2026 and £20,000 p.a. in June 2027**).

Rent Review 2028

Note: We understand the Tenant sublets the Flat at £11,700 p.a. (£975 pcm).

**£17,000 p.a. rising
to £20,000 p.a. by 2027**

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Bower Bailey
Tel: 01865 311 133 Ref: Robert Eden
Email: reden@bowerbailey.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

