



5 WEEK COMPLETION

SITUATION

Located within this established parade near the junction with Leahurst Road, close to a **Coral** and amongst a variety of local businesses serving the surrounding residential area being 100 hundred yards from the entrance of Hither Green Mainline Station.

Hither Green benefits from good road links via the A21 being 1 mile south of Blackheath and 8 miles from Central London.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Internal Width	13'3"
Shop Depth	20'3"
Built Depth	26'5"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

£5,760 per annum

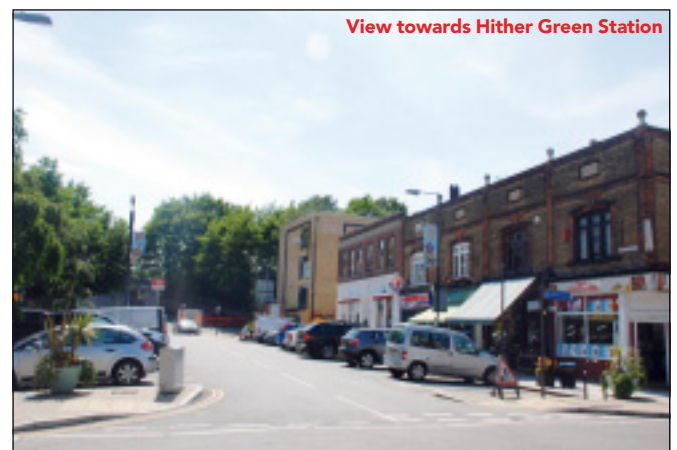
The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

TENANCY

The property is let on a full repairing and insuring lease to **J Belsham as a Computer Shop** for a term of 3 years from completion (**See Note 1**) at a current rent of **£5,760 per annum** exclusive (**See Note 2**).

Note 1: The tenant has been in occupation over 12 years.

Note 2: There is a 3 month rent free period from completion of the Shop Lease and the Vendor will make up the rent shortfall.



View towards Hither Green Station

VENDOR'S SOLICITORS

Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts