

LOT
A

74 Springbank Road,
Hither Green,
London SE13 6SX

Reserve Below £150,000
6 WEEK COMPLETION
IN SAME OWNERSHIP FOR OVER 25 YEARS

FREEHOLD FOR SALE BY PUBLIC AUCTION
TUESDAY 17TH JULY 2012 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

In this established parade near a **Post Office**, close to the junction with Duncreevie Road and within close proximity of Hither Green Station (South Eastern Line). Hither Green benefits from good road links via the A21 being 1 mile south of Blackheath and 8 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** at Rear Ground, Basement, First and Second Floor levels. In addition the property benefits from a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to S Meer (**see Note 1**) for a term of 15 years from 19th June 2004 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews 2009 (Outstanding) and 2014

£14,500 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Goodman Derrick – Tel: 020 7404 0606
Ref: C Smith Esq. – Email: csmith@gdlaw.co.uk

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'10"	Internal Width	14'4"
Shop Depth	27'3"	Built Depth	57'2"

WC

Rear Ground Floor Flat (with Basement)

Living Room/Bedroom, Kitchen, Shower, sep WC plus access to garden and Basement storage.

Front First Floor Flat

Reception, Kitchen, Bedroom with en-suite Shower Room/WC

Rear First Floor Flat

Living Room/Bedroom incl. Shower, Kitchen, sep WC

Second Floor Flat (Not Inspected by Barnett Ross)

Reception, Bedroom incl. Shower, Kitchen, sep WC

Note 1: We understand the lessee currently sub-lets the entire property (Beauty Salon and 4 Flats) at a total of £32,240 p.a.

Note 2: The lessee has indicated in writing that he would like to take a longer lease.

Note 3: There is a rent deposit of £3,625 held.

Note 4: The property was sold for £263,000 in our May 2012 Auction, but the Purchaser failed to complete due to ill health.



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

General Conditions and Memorandum
As per Barnett Ross Catalogue 17th July 2012
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts