

6 WEEK COMPLETION



SITUATION

Located in this established parade close to the junction with Days Lane amongst a host of established traders with multiples including **Co-Op Food, William Hill, Martin's** and **Costcutter**.

Sidcup lies approximately 5 miles east of Bromley, 14 miles south-east of Central London and benefits from good road links via the A20.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained Flat** on first and attic floors. In addition, there is a **Rear Garage** with a roller shutter door.

VAT is NOT payable in respect of this Lot

FREEHOLD

£7,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"
Internal Width	18'6"
Shop Depth	28'11"
Built Depth	36'10"
WC	

Rear Garage

15'6" x 8'4"

First and Attic Floor Flat

3 Rooms, Kitchen/Diner, Bathroom/WC*

* Not Inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Lynda Fishenden as a hair salon** for a term of 3 years from 29th September 2010 at a current rent of **£7,000 per annum** exclusive (**See Note 1**).

Note 1: The current rent is a personal concession from £8,000 p.a. until the expiration of the lease.

Note 2: The lease is excluded from s. 24-28 of the Landlord & Tenant Act 1954.

VENDOR'S SOLICITORS

Aubrey David - Tel: 020 7224 4410
Ref: Ms Hamida Dadi - Email: hdadi@aubreydavid.com

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