



The Property

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position close to the junction with Nelson Road amongst such multiples as **Card Factory, 99p Stores, Age UK, Santander, Store 21, Boots, Costa, Lloyds TSB** and more.

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 terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. The property benefits from use of a rear service road and parking for 1 car.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'9" Internal Width 14'6" widening to 26'8" (max) Shop Depth 42'5" Built Depth 65'5" 2 WCs	L. Brami (Cafe)	16 years from September 2010	£15,000	FRI Rent Reviews 2014 and 4 yearly
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 6th March 2012	£9,600	AST
TOTAL				£24,600	

£24,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
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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