

6 WEEK COMPLETION



**SITUATION**

Located in the busy Town Centre of Woolwich which is a fast improving south east London suburb undergoing continuous regeneration and development. The property lies 3 miles north east of Greenwich, 1 mile from City Airport and close to the Excel Centre, 02 Arena and Canary Wharf. Nearby multiple traders include **Primark, Scope, British Heart Foundation, Boots, Subway, Peacocks** and **Argos** amongst many others and a new 30,000 sq. ft. TK Maxx is currently under construction only a few doors away.

**PROPERTY**

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on two upper floors.

**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 18'3" Internal Width 32'8" Shop Depth 16'11" Built Depth 24'5" External WC	A. Conteh (Mini-Market)	10 years from 10th August 2010	£10,000	FRI <b>Rent Review and Tenant's Break 2015.</b> <b>6 month rent deposit held</b>
First and Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Omega Lettings Limited	3 years from 12th December 2011	£10,895.84	<b>Note 1: The rent is calculated as being 88.49% of the rent received from the sub-tenant.</b> <b>Note 2: The flat is sub-let to a Housing Association who in turn sub-let to occupational tenants.</b>
<b>TOTAL</b>				<b>£20,895.84</b>	

**£20,895.84 per annum**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **SOPHIE TAYLOR**

**JOINT AUCTIONEERS**  
Barker Storey Matthews 37 Priestgate, Peterborough PE1 1JL  
Tel: 01733 556496 Ref: J. Welch Esq.  
**VENDOR'S SOLICITORS**  
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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