

6 WEEK COMPLETION



SITUATION

Located close to the junction of Albion Road and occupying a busy trading position on the High Street, close to multiples such as **The Money Shop, HSBC, NHS, Wimpey, KFC** and **Job Centre Plus**.

Bexleyheath is located some 12 miles south east of Central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second 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 16'5" Internal Width 16'1" Shop Depth 67'0" Built Depth 89'2" WC Area Approx 1,360 sq ft	S. J. Young (Florist)	10 years from 6th August 2013	£20,000	FRI Rent Review 2018 Tenant's Break August 2016
First and Second Floor Flat	Not Inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 4th October 2012 (Holding over – in occupation for 2 years)	£10,200	AST £1,600 Rent Deposit held
TOTAL				£30,200	

£30,200 per annum

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

VENDOR'S SOLICITORS
Hancock Quins - Tel: 01923 650 884
Ref: Ms Linzi Van Geene - Email: lvangeene@hancockquins.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 £500 (including VAT) upon exchange of contracts