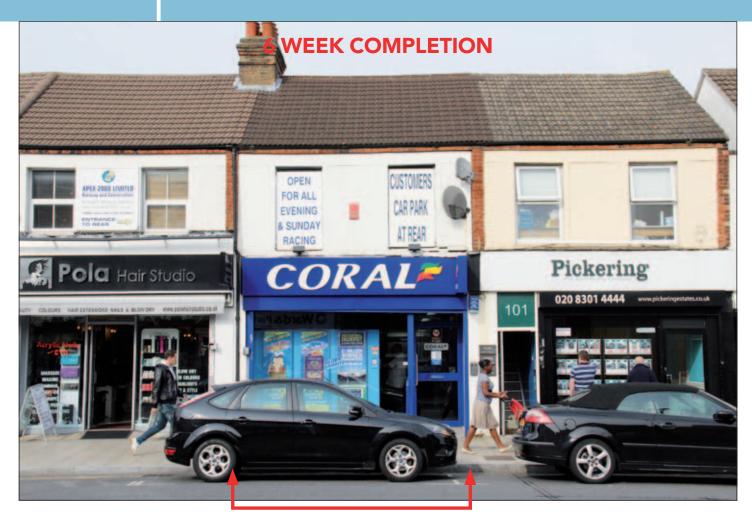
LOT 4

103 High Street, Welling, Kent DA16 1TY



SITUATION

Located close to the junction with Upper Wickham Lane in this prominent trading position amongst such multiple retailers including **Boots, Barclays, Select, Morrisons, Tesco, Carpet Right, Britannia Building Society, Superdrug** and **Your Move**, serving the surrounding residential population.

Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **Ancillary Store** on the first floor. The rear of the property backs on to the Morrison's Supermarket car park.

15'10"

14'6" 62'9"

ACCOMMODATION

Ground Floor Shop

Gross Frontage
Internal Width
Shop Depth
2 WCs

First Floor Ancillary Store

2 WCs

GIA Approx 455 sq ft

£15,000 per annum

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having over 1,700 branches) (T/O for Y/E 29/09/12 £603.4m, Pre-Tax Profit £101.3m and Net Worth £61m)** for a term of 10 years from 11th August 2005 at a current rent of **£15,000 per annum** exclusive.



VENDOR'S SOLICITORS Stepien Lake - Tel: 020 7467 3030 Ref: M. Thomas Esq - Email: mark.thomas@stepienlake.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