



SITUATION

In a secondary main road shopping location within easy reach of Tower Bridge and the junction with Old Kent Road amongst such multiples as **Greggs**, **Ladbrokes**, **HSS Hire**, **Tesco Express** and **William Hill**.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 82)	Internal Width 13'8" Shop Depth 37'4" Built Depth 49'6" WC	Instant Cash Loans Ltd t/a The Money Shop (Having over 550 branches) (T/O for Y/E 30/6/12 £172.3m, Pre-Tax Profit £34.6m and Net Worth £97.98m)	10 years from 1st December 2010	£14,000 (See Remarks)	FRI Rent Review 2015 based on 2.7% p. a. compound therefore rent rises to £15,994.85
Ground Floor Shop (No. 84)	Internal Width 12'6" Shop Depth 37'6" Built Depth 45'0" WC	I. F. Khan (Mini Cabs)	15 years from 17th July 2013	£12,000	FRI Rent Reviews 2018 and 2023 £3,000 Rent Deposit held
First & Second Floors (Nos. 82a and 84a – 2 Flats)	Not Inspected	Various	Each 125 years from 25th March 2008	£200 (£100 per flat)	Each FRI
TOTAL				£26,200	

Note: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

£26,200 per annum

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

PROPERTY

A pair of mid terraced buildings erected late 19th Century comprising **2 Ground Floor Shops** with separate rear access via an archway to **2 Self-Contained Flats**.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

ASSET MANAGED BY



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 £500 (including VAT) upon exchange of contracts