

6 WEEK COMPLETION



SITUATION

Located on the main A212 thoroughfare at the busy junction with Kent House Road only a few minutes walk from the multiple shopping facilities of Sydenham Road, within easy reach of Sydenham Underground Station and Lower Sydenham Mainline Station, and serving the surrounding residential area. Sydenham lies just east of Crystal Palace and south of Dulwich, approximately 9 miles from Central London.

PROPERTY

Forming part of mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'4"
Internal Width 14'10" (max)
Shop Depth 30'9"

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **S M Foster t/a Style Barbers** for a term of 10 years from 9th October 2013 at a current rent of **£9,000 per annum** exclusive.

Rent Reviews 2016 and 2019

£9,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Rexton Law - Tel: 020 8819 5899
Ref: D Zysblat Esq - Email: daniel@rextonlaw.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