



SITUATION

Located close to the junction with Mary Ann Gardens with nearby traders including **Keatons**, **Paddy Power** and **Morley's** as well as a variety of local traders. Deptford High Street is currently benefitting from a street improvement programme and Deptford Main Line Station is just a few hundred yards away.

Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 14'9" Internal Width 9'8" (max) Shop Depth 26'5" Basement Area Approx. 435 sq ft plus WC	O. Sall (Tailor/Clothes designer)	5 years from 1st March 2017 (in occupation over 4 years)	£11,000 (rising to £12,000 in 2020)	Effectively FRI Note: The tenant trades from the Basement and informally sub-lets the Ground Floor Shop.
Rear Ground Floor Flat	Studio Room, Kitchen, Shower Room/WC plus Rear Yard	2 individuals	1 year from 13th July 2017	£9,300	AST £918 Rent Deposit held.
First Floor Flat	Studio Room with long internal hallway to Kitchen, Shower Room, WC	Individual	1 year from 12th March 2017	£10,500	AST £1,211.53 Rent Deposit held.
Second & Third Floor Flat	Not inspected	Individual	125 years from 11th October 2013	Peppercorn	Effectively FRI
TOTAL				£30,800	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** planned at rear ground and first floor levels and separate side access to a **Self-Contained Flat** on the second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

£30,800 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



JOINT AUCTIONEERS
Keatons, 186a Deptford High Street, London SE8 3PR
Tel: 020 8692 0555
Ref: J. Cannon – Email: jason@cannonkallar.co.uk
VENDOR'S SOLICITORS
Freemans Solicitors – Tel: 020 7935 3522
Ref: H. Freeman – Email: hf@freemanssolicitors.net

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