



**6 WEEK COMPLETION**

**SITUATION**

Located on this established parade close to The Village, a few hundred yards from Charlton Mainline Station. Charlton is a popular and busy suburb approximately 8 miles south-east of Central London and 6 miles from the Olympic Village.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop** with separate front access to **2 Self Contained Flats** above. The flats have recently been refurbished.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop	Gross Frontage 17'9" Net Frontage 13'5" Shop Depth 31'2" Built Depth 45'9" WC	A. Oyelowo (Property Services)	25 years from 24th June 2003	£10,000	Effectively FRI <b>Rent Reviews 2008 &amp; 5 yearly</b>
First Floor Flat	2 Rooms, Kitchen, Shower Room/WC	<b>VACANT</b>			
Second & Third Floor Flat	4 Rooms, Kitchen/Diner, Bathroom/WC, Separate WC	<b>VACANT</b>			

**TOTAL**      **£10,000 Plus  
2 Vacant Flats**

**£10,000 per annum  
& 2 Vacant Flats**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **GREG CORIN**

**VENDOR'S SOLICITORS**  
Bude Nathan Iwanier, 1-2 Temple Fortune Parade, Bridge Lane,  
London NW11 0QN. Tel: 020 8458 5656. Ref: D Zysblat Esq

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 £250 (including VAT) upon exchange of contracts