



**SITUATION**

Located close to the junction of Albion Road and occupying a busy trading position on the High Street, close to multiples such as **The Money Shop, HSBC, Wimpey, KFC, Pizza Express, William Hill** and a **Job Centre Plus** and just a few hundred yards from a large **Asda**.  
Bexleyheath is located some 12 miles south-east of central London with excellent road links being only 6 miles from the M25 (Junction 2) via the A2.

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 16'0" Shop Depth 68'6" Built Depth 77'0" Area Approx 1,200 sq ft		<b>VACANT</b>		
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 26th April 2014	£11,400	AST
<b>TOTAL</b>				<b>£11,400 plus Vacant Shop</b>	

**£11,400 p.a.  
Plus Vacant Shop**

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.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