



SITUATION

Located on a prominent corner position at the junction of Lower Road and Mayfield Road only a short distance from the busy shopping facilities of Belvedere and Belvedere Main Line station.

Belvedere lies some 12 miles south-east of central London with good road access via the M25 (Junctions 2 and 3).

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on part ground and first floor.

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 15'8" Internal Width 15'3" Shop Depth 14'9" Built Depth 26'8" WC	N. M. Chukwemeka (Recruitment Services)	5 years from 1st January 2015	£8,000	IRI
First Floor Flat	Not Inspected	Individual	125 years from October 2012	£100	FRI
TOTAL				£8,100	

£8,100 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: S. Iwanier Esq - Email: si@bnlaw.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