



SITUATION

Occupying a prominent position in this busy thoroughfare adjacent to **Winkworths**, opposite **Café Rouge** and **Greenwich Picture House** and amongst such other traders as **Pizza Express, Sainsbury's, Jamies Italian, HSBC** and many more.

PROPERTY

Forming part of a larger development comprising **2 Ground Floor Shops** (Double Estate Agent and a Betting Shop).

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 9th May 2003 at a peppercorn.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Double Shop)	Ground Floor Double Shop Gross Frontage 41'6" Internal Width 39'6" Built Depth 74'6" Area Approx. 1,300 sq ft	M Epps Blackheath Ltd t/a Winkworth Estate Agents (having 3 Branches)	10 years from 10th May 2013	£65,000	FRI Rent Review and Tenant's Break 2018
Unit 2 (Shop)	Ground Floor Shop Gross Frontage 16'11" Internal Width 23'8" Built Depth 41'3" max Area Approx. 910 sq ft	Coral Racing Ltd (having approx. 1,600 branches)	15 years from 18th July 2014	£50,000	FRI Rent Reviews 2019 & 2024. Tenants break 2024 Tenants paid a £70,000 premium to take the lease
TOTAL				£115,000	

£115,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS
 Harold Benjamin – Tel: 020 8422 5678
 Ref: J. Rose Esq – Email: jonathan.rose@haroldbenjamin.com

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



View directly opposite the Property

