



**SITUATION**

Located close to the junction with Deepdene Road amongst a variety of local traders and multiple retailers such as **Holland & Barrett, McDonald's, Lloyds, Scope, a Post Office** and a **Large Iceland Supermarket** as well as being only approx. ¼ mile of Welling Railway Station. Welling is situated approximately 11 miles south-east of central London and 6 miles west of the M25 (Junction 1A) with easy access via the A2.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from having a rear service road for unloading as well as Parking for 2 cars.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 41 (Ground Floor Shop)	Gross Frontage 16'8" Internal Width 16'1" narrowing at rear to 12'2" Shop Depth 45'1" Built Depth 49'2" WC	<b>T. Smeeters (Tea Room)</b>	10 years from 27th June 2014	£14,000	FRI <b>Rent Review 2019</b>
No. 41b (First Floor Flat)	2 Bedrooms, Open plan Kitchen/Living Room, Bathroom/WC <sup>1</sup>	Individual	1 year from 13th February 2015	£12,000	AST <b>£850 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£26,000</b>	

<sup>1</sup> Not inspected by Barnett Ross

**£26,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Marsons Solicitors LLP – Tel: 020 8313 1300  
Ref: G. Bush Esq – Email: greg.bush@marsons.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