



SITUATION

Occupying a prominent trading position on the southern side of the busy A207, opposite its junction with Upper Wickham Lane and amongst such multiples as **Poundland, Morrisons, Tesco, Lidl, Boots, Santander, Screwfix City, Superdrug, KFC** and **McDonald's**.

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

Forming part of an attractive parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the three upper floors. In addition, the property benefits from use of a rear service road and parking for 1 car.



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 16'6" Internal Width (max) 15'10" Shop & Built Depth 63'8" WC	S. Sultana (Convenience Store)	10 years from 7th June 2013	£12,000	FRI Rent Review 2018 £3,000 Rent Deposit held.
First, Second & Third Floor Flat	Not inspected	Individuals	99 years from 24th June 1995	£50	FRI Rent rising by £100 every 33 years. Valuable Reversion in approx. 78 years.
TOTAL				£12,050	

£12,050 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Metcalfe Copeman & Pettefar – Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.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