



SITUATION

Located at the junction with Hales Street and amongst such multiples as **Coral, H & T Pawnbrokers, Barclays, Paddy Power, Ladbrokes** and being just a short walk of Deptford Mainline Station and Deptford Bridge Station (DLR). Deptford is located between Surrey Quays and Greenwich, some 4 miles south-east of central London.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop and Basement** which benefits from drive in access to a **Rear Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	15'9"
Shop Depth	20'8"
Built Depth	81'7"
Site Depth	103'5"
Area	Approx. 1,060 sq ft
Kitchen, 2 WCs	

Basement (Head Height 6')

Area	Approx. 364 sq ft
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£37,500 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

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 31st January 2007 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Funeral Services Ltd (see Tenant Profile)** for a term of 10 years from 17th November 2015 at a current rent of **£37,500 per annum** exclusive.

Rent Review and Tenant's Break 2020

TENANT PROFILE

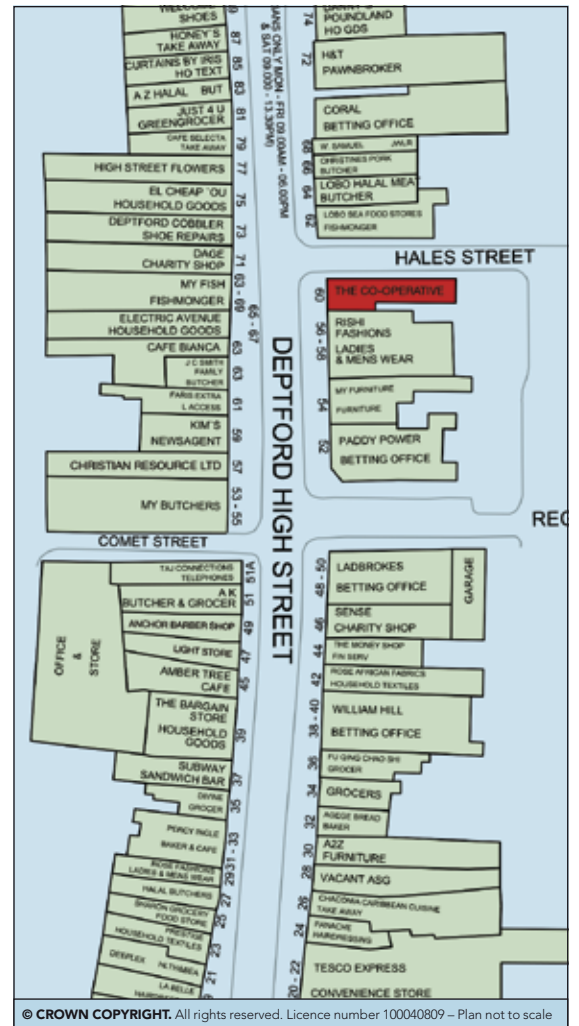
For Y/E 3/1/15, Funeral Services Ltd reported a Turnover of £350.2m, Pre-Tax Profit of £61.4m and Net Assets of £347.1m.

Funeral Services Ltd are the company that trade as The Co-operative Funeralcare and is a wholly owned subsidiary of The Co-operative Group, based in Manchester, who are the largest funeral director in the UK and currently trade from approx. 1,020 branches.

VENDOR'S SOLICITORS

PKP French Solicitors - Tel: 020 8861 8833
Ref: Mrs J Patel - Email: jayshree@pkpfrench.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



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