



**SITUATION**

Occupying a prominent trading position close to the junction with Maple Crescent amongst such multiples as **Tesco Express, Costa, Betfred, Costcutter** and a variety of local traders serving the surrounding residential area. Sidcup lies approximately 5 miles east of Bromley and 14 miles south-east of Central London with good road links via the A2 to the South Circular Road and the M25 (Junction 2).

**PROPERTY**

A mid-terraced building comprising a **Ground Floor Double Shop** with separate rear access via a communal balcony to **2 Self-Contained Flats** at first and second floor level. In addition, the property benefits from a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 34'2" Internal Width 32'7" Shop Depth 63'6" Built Depth 92'6" Sales Area Approx. 2,070 sq ft Offices/Store Area Approx. 790 sq ft WC  <b>Total Area Approx. 2,860 sq ft</b>	<b>Ciel UK Limited (with 2 personal guarantors) (Convenience Store &amp; Post Office)</b>	20 years from 16th November 2007	£35,000	FRI <b>Rent Reviews June 2017 (Outstanding - Landlord quoted £41,000 pa) and 2022. £17,779.21 Rent Deposit held.</b> <b>Note: The tenant can no longer operate their November 2017 Break Clause.</b>
Nos 3a & 4a (First & Second Floor Flats)	Not Inspected	2 Individuals	Each 250 years from 24th June 2007	£250 (£125 per Flat)	Each FRI by way of service charge <b>Rent rises to £500 in 2132</b>
<b>TOTAL</b>				<b>£35,250</b>	

**£35,250 per annum**

The Surveyors dealing with this property are **ROY TAMARI** and **ELLIOTT GREENE**

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

**VENDOR'S SOLICITORS**

Heather Mains & Co - Tel: 020 8906 6660  
Ref: Ms Bela Patel - Email: bela@hmain.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