



## SITUATION

Located in the southern end of this well known shopping centre which includes **Tesco, Superdrug, William Hill** and many others. Penge is a fast improving popular residential area approx. 9 miles south-east of central London.

## PROPERTY

Forming part of a mid terraced building comprising a **Deep Ground Floor Shop**. In addition, there are 4 Rear Rooms behind the Shop which are used as Examination Rooms, an Office and Kitchen.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	15'9"
Internal Width	10'2" (widening to 11'4")
Shop Depth	30'0"
Built Depth	67'0"
Area	Approx. 625 sq ft
WC	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years from 31st March 2016 at a peppercorn ground rent.

## TENANCY

The property is let on a full repairing and insuring lease to **Maxivise Ltd as Opticians (having 2 branches)** for a term of 15 years from 9th September 2011 at a current rent of **£12,500 per annum** exclusive.

**Note: The sale will also include a 50% share in the Freehold interest – See Special Conditions.**



**£12,500** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

## Vendor's Solicitors

Fahri LLP  
Tel: 020 3813 8450 Ref: Ozan Fahri  
Email: ozan@fahri LLP.com

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page