



SITUATION

Located on Hare Street and close to the junction with Powis Street within this town centre retail location, adjacent to **TK Maxx**, opposite **Primark** and **Boots** and amongst such other multiple retailers as **Sports Direct**, **Scope**, **Cash Converters** and **British Heart Foundation**. In addition, the property is approx. 100 yards from the pedestrianised retail section of Powis Street which hosts **Iceland**, **The Works**, **Shoe Zone**, **CEX**, **Holland & Barrett** and many others. The Woolwich Ferry Terminal is within close proximity and the area is well served by other transport links being less than ½ a mile from King George V Station (DLR) and Woolwich Arsenal Mainline Station. Woolwich lies some 7 miles south of central London close to the A2 and A20 which provide direct access to the M25.

PROPERTY

Forming part of a town centre development comprising a **Ground Floor Triple Retail Unit** with use of a rear communal service area for unloading.

ACCOMMODATION

Ground Floor Triple Retail Unit

Gross Frontage	61'6"
Internal Width	59'0" narrowing to 39'4" at rear
Shop & Built Depth	64'6"
Area	Approx. 3,620 sq ft incl. WC

VAT is applicable to this Lot

TENURE

Leasehold – Held on 2 leases each for a term of 999 years from 27th February 2013 at a peppercorn ground rent.

TENANCY

The property is let on an internal repairing lease (subject to a schedule of condition) to **Exclusive Furniture Limited t/a The Better Beds Store (having 3 branches)** for a term of 3 years from 11th October 2019 (excl. s24-28 of the L & T Act 1954) at a current rent of **£32,000 per annum** inclusive of insurance and service charge.

Mutual Break at any time on 6 months prior notice.

There is a £3,200 (including VAT) Rent Deposit held.

Note: The adjoining shop (Unit 4) is also being offered for sale in this Auction – See Lot 7.

£32,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Collyer Bristow
Tel: 020 7242 7363 Ref: Dan McCarron
Email: dan.mccarron@collyerbristow.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

