



SITUATION

A prominent corner building located at the end of this local parade next to the junction with Woodyates Road. The property is within close proximity of Lee Railway Station and sits amongst a variety of established traders as well as a **Co-Op Supermarket**, a **Post Office** and **Dexters**, all serving the surrounding residential area. Burnt Ash Hill runs between the A20 Eltham Road and the A205 South Circular Road within 1 mile south of Blackheath and 7 miles from City of London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'0" Return Window Frontage 11'2" Internal Width (max) 22'10" Shop Depth 18'10" Built Depth 42'2" Kitchen/Store Area Approx. 180 sq ft WC Plus Courtyard	A. Ahmed t/a Bijou (Coffee Shop/ Deli/Sandwiches)	20 years from 3rd November 2006	£15,750	Effectively FRI Rent Deposit of £6,875 being held. Reversion in 2026.
Ground Floor Rear Office	Not inspected	Z J Admin Prop Ltd	999 years from 24th June 2000	Peppercorn	Effectively FRI
First and Second Floor (2 Flats)	Not inspected	2 individuals	125 years from 3rd November 2014 (one lease)	£250 (rising by £250 every 25 years)	Effectively FRI
				Total: £16,000	

£16,000 per annum

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

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Interior View

