

# Lot 24

111 Rushey Green, Catford,  
London SE6 4AF

**\*Guide: £140,000**

Gross Yield 10%

In the same family ownership for over 25 years  
6 week completion



## SITUATION

Located close to the junction with Ringstead Road, opposite **Pure Gym**, and amongst such multiples as **Costa, Poundland, Coral, Admiral, Nando's, Greggs, Specsavers, KFC** and many others and being within close proximity of Catford Bridge Railway Station (Southeastern). Catford is located 6 miles south-east of central London and benefits from good road links via the A21 and the A205 South Circular Road.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** and internal access to **Ancillary Accommodation** at first floor level.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	12'4"
Internal Width	11'1" (max)
Shop Depth	42'9"
Built Depth	52'2"
WC	
Plus rear Lean-to	17'0" x 10'8" (max)

### First Floor Ancillary

Area	Approx. 300 sq ft
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VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Jawana Janagaral as a Convenience Store** for a term of 10 years from 27th March 2024 at a current rent of **£14,000 per annum** exclusive.

## Rent Review 2029

**Note: There is a Rent Deposit of £14,000 being held.**

# £14,000

per annum

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

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'



