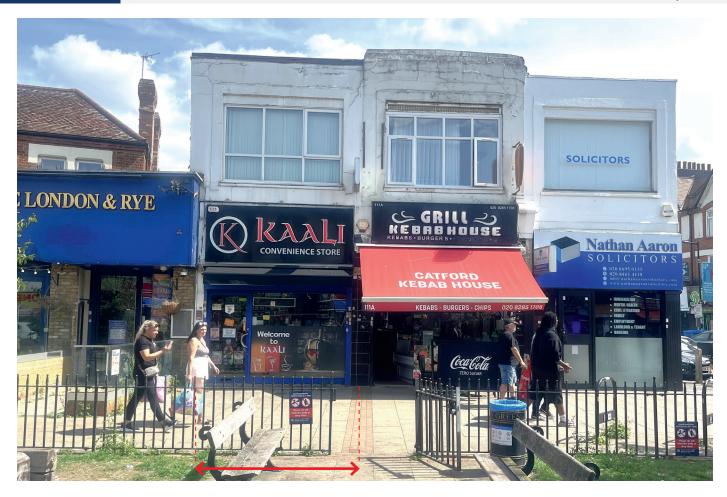
Gross Yield 10% In the same family ownership for over 25 years 6 week completion



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) 42'9" Shop Depth Built Depth 52'2"

WC

17'0" × 10'8" (max) Plus rear Lean-to

First Floor Ancillary

Area Approx. 300 sq ft

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

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: gpl@sherrards.com

