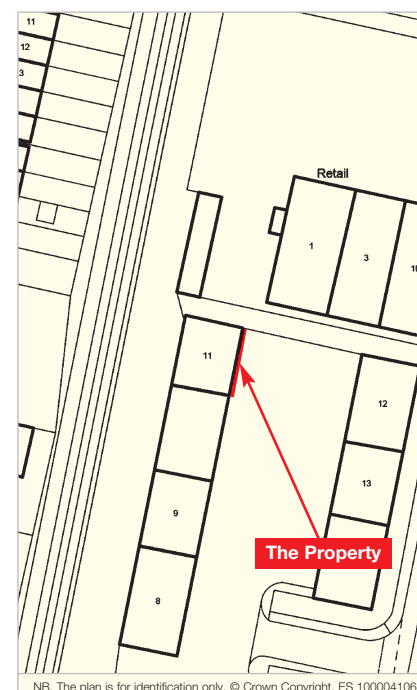
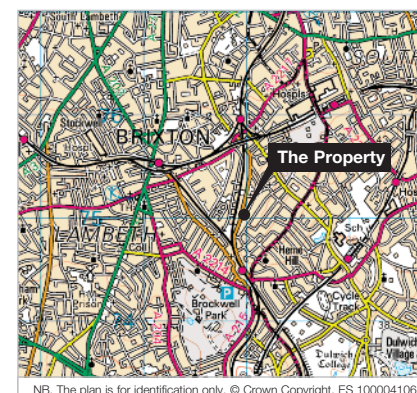


# London SE24 Unit 11 Bessemer Park 250 Milkwood Road Herne Hill SE24 0HG

- **Virtual Freehold Industrial Investment**
- Underlease expires 2021
- Rent Review 2016
- Established industrial location
- Not VAT applicable
- Current Gross Rent Reserved  
**£31,460 pa**



## Tenure

Leasehold. Held for a term of 999 years from 24th June 1990 (thus having approximately 975 years unexpired) at a peppercorn ground rent.

## Location

Herne Hill is a south-east London suburb situated approximately 4 miles south-east of Central London on the borders of Lambeth and Southwark.

The property is situated on the west side of Milkwood Road, an established industrial location. Occupiers close by include a branch of the NHS London Ambulance Service and a variety of industrial occupiers.

## Description

The property is arranged on ground and mezzanine floors to provide a ground floor workshop with an office at mezzanine level. To the front of the property parking is provided for approximately two cars.

The property provides the following accommodation and dimensions:

Ground Floor (GIA)	157.20 sq m	(1,692 sq ft)
Mezzanine Floor (GIA)	136.50 sq m	(1,469 sq ft)
Total	293.70 sq m	(3,161 sq ft)

## Tenancy

The entire property is at present let to KK WINDOWS LIMITED for a term of 20 years from 1st September 2001 at a current rent of £31,460 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Shilan Shah, Everatt's Solicitors. Tel: 0208 424 0088 e-mail: [shilan@everatts.co.uk](mailto:shilan@everatts.co.uk)

**Joint Auctioneer** M Khan, Drakesfield Management Ltd. Tel: 0208 715 9444 e-mail: [enquiries@drakesfield.co.uk](mailto:enquiries@drakesfield.co.uk)