

London SE3 **13 Stratheden Parade** **Old Dover Road** **Blackheath** **SE3 7SY**

- **Leasehold Bank and Residential Investment**
- Bank let to National Westminster Bank plc on a lease expiring in 2025 without breaks
- Two self-contained flats let on ASTs
- Popular South London suburb
- Bank Rent Review in 2015
- No VAT applicable
- Total Current Gross Rents Reserved
£46,500 pa

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threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 99 years from 24th June 1935 (thus having approximately 20 years unexpired) at a fixed ground rent of £225 per annum.

Location

Blackheath is an attractive, popular and busy south east London suburb 7 miles south east of Central London. Blackheath Mainline Rail Station provides frequent services to London Bridge with a journey time of some 15 minutes.

The property is situated on the south side of Old Dover Road near its junction with Stratheden Road and Charlton Road. Blackheath and Westcombe Park Stations are both within easy walking distance.

Occupiers close by include Marks & Spencer, Barclays Bank, Felicity J Lord and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with two self-contained flats above, which are approached from the rear.

The ground floor bank intercommunicates with No. 14 also trading as NatWest, but which is being sold as a separate lot.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Range from EPC Rating 30-115 Bands D-F (Copies available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 152 London SE3.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	National Westminster Bank plc (1)	Gross Frontage 5.15 m Shop Depth 11.55 m Built Depth 13.89 m	(16' 10") (37' 10") (45' 7") Term of years from 10.06.2005 to 23.06.2025 Rent review every 5th year FR & I Service charge cap	£22,500 p.a.	Rent Review 2015
Flat 13A First Floor	Individual	First Floor Flat – 3 Rooms, Kitchen+Bathroom	12 month AST from 07.02.2014	£12,000 p.a.	Reversion 2015
Flat 13B Second Floor	Individual	Second Floor Flat – 4 Rooms, Kitchen+Bathroom	12 month AST from 31.01.2014	£12,000 p.a.	Reversion 2015

(1) Website Address: www.natwest.com. In March 2000, The Royal Bank of Scotland Group completed the acquisition of NatWest in a £21 billion deal that was the largest take-over in British banking history. NatWest is now part of one of the world's largest financial services groups. NB. Flats not inspected by Allsop. Accommodation information provided by the Vendor.

Total £46,500 p.a.

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

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