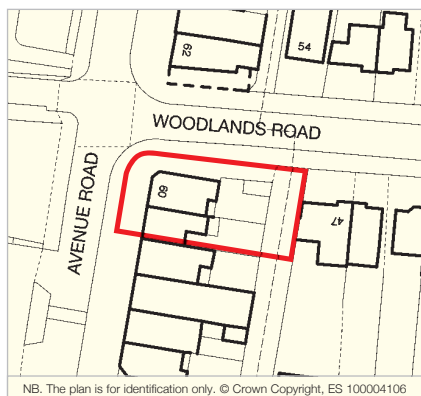


Bexleyheath

58-60 Avenue Road,
Kent
DA7 4EG

- **A Freehold Corner Building**
- Internally arranged to provide Ground Floor Retail Accommodation together with Two Self-Contained Flats Above
- Retail Unit subject to a Commercial Lease t/a William Hill. One Flat subject to an Assured Shorthold Tenancy and One Flat Vacant
- Planning Permission for an additional Three Self-Contained Flats
- Bexleyheath Rail Station a short walk away
- Total Current Rent Reserved
£31,800 per annum (equivalent) with One Vacant Flat



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bude Nathan & Iwanier
(Ref: Mr B Dubiner).
Tel: 0208 458 5656.
Email: bd@bnilaw.co.uk

INVESTMENT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is situated at the junction of Avenue Road and Woodlands Road, forming part of an established parade. The property benefits from local amenities, together with a Sainsbury's Local diagonally opposite. Bexleyheath Rail Station is a short walk to the north and provides direct services to London Cannon Street (40 minutes), Charing Cross (42 minutes) and London Bridge (31 minutes) Stations. The A2 is only 1.5 miles to the south and provides direct access to Central London and the M25 Motorway.

Description

The property comprises a corner building arranged over ground and one upper floor. The property is internally arranged to provide retail accommodation together with two first floor self-contained flats above.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: London Borough of Bexley.
Tel: 0208 303 7777.

The property benefits from planning permission (Ref: 16/03208/FUL) dated 10th March 2017 for 'part three part second floor extension to form three additional units of accommodation comprising 1 x studio, 1 x one bedroom and 1 x three bedroom flats with associated amenity space, cycle storage and refuse/recycling store'.

NB. It may be possible to subdivide the three bedroom flat into 2 x one bedroom flats, subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this lot.

Floor	Type	Accommodation		Terms of Tenancy	Present Lessee	Current Rent £ p.a.
Ground	Retail	Net Frontage (to splay)	10.20m (33' 6")	Subject to a Commercial Lease for a term of 20 years from 21st September 2004 Internal FR & I	Laystall Limited (t/a William Hill)	£21,000 p.a.
		Gross Frontage (to splay)	10.40m (34' 1")			
		Net Splay	1.25m (4' 1")			
		Net Return Frontage	1.55m (5' 1")			
		Gross Return Frontage (to splay)	10.70m (35' 1")			
First	Flat (No 58A)	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin		Vacant		
First	Flat (No 60A)	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin		Assured Shorthold Tenancy for a term of 6 months from 7th July 2016		£10,800 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.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

