

Sydenham Units 1, 2 & 7 Broomsleigh Business Park Worsley Bridge Road SE26 2BN

- Freehold Industrial Investment
- To be offered as Three Separate Lots
- Three self-contained industrial units within a multi-tenanted business park
- Adjacent to Lower Sydenham Railway Station
- Reversions from 2015 (1) (2) (3)
- Total Current Rents Reserved
£35,520 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

**SIX WEEK COMPLETION
AVAILABLE**



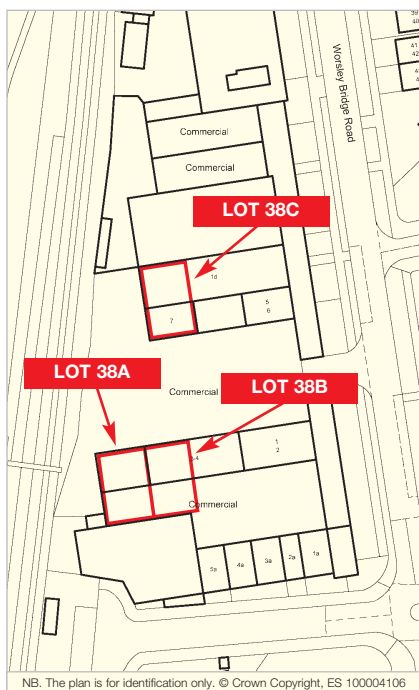
Unit 7



Unit 1 and part of Unit 2



Unit 2



Tenure

Freehold (3 separate freehold titles).

Location

Sydenham is a densely populated London suburb located south-east of the city centre, to the north of Beckenham. Road communications are good, the A205 South Circular Road provides access to Clapham in the north and Blackheath in the east. The properties are located within Broomsleigh Business Park which is adjacent to Lower Sydenham Railway Station. Occupiers close by include a mixture of local commercial and industrial traders.

Description

The properties are arranged on ground floor to provide 3 self-contained industrial units with forecourt parking.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk.

Lot	Unit	Present Lessee	Accommodation (1)		Lease Terms	Current Rent £ p.a.	Reversion
38A	1	Mr Kozan H Emir (t/a Beckenham Motors)	Ground Floor	192.6 sq m (2,073 sq ft)	5 year term from 14.06.10 until 14.06.15 (2) FR & I	£9,120 p.a. (£760 per month)	Reversion 2015
38B	2	Mr Ali Mohammadi (t/a Y & A Bodywork Repairs)	Ground Floor	280.75 sq m (3,022 sq ft)	5 year term from 01.02.10 (3) FR & I	£14,400 p.a. (£1,200 per month)	Reversion 2015
38C	7	Mr Gerard C Vetriano (t/a Fairwell PVC Ltd)	Ground Floor	199.08 sq m (2,143 sq ft)	5 year term from 10.01.10 (4) FR & I	£12,000 p.a. (£1,000 per month)	Reversion 2015
			Total		672.43 sq m (7,238 sq ft)	Total £35,520 p.a.	

- (1) The floor areas have been taken from a Valuation Report. The property has not been inspected by Allsop.
(2) Landlord and Tenant break 14th June 2012 subject to 3 months' notice.
(3) Landlord and Tenant break 1st January 2012 subject to 3 months' notice.
(4) Landlord and Tenant break on or after the 10th January 2010 at any time subject to 3 months' notice.

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 D Benjamin, BLP LLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: david.benjamin@blplaw.com