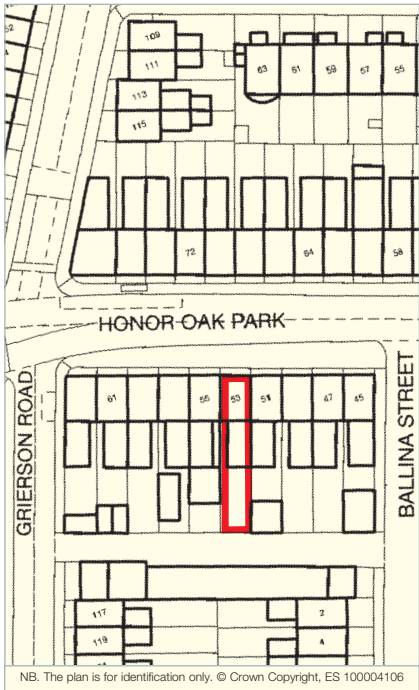


# **London SE23** **53 Honor Oak Park** **SE23 1EA**

- **Freehold Funeral Directors and Residential Ground Rent Investment**
- Busy local parade in improving area
- New ground floor lease expires 2030
- Rent Review 2015
- Lessee in occupation since 1992
- No VAT applicable
- Total Current Rents Reserved

**£11,250 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Honor Oak is a densely populated South-East London suburb situated between Dulwich and Catford, about 2 miles north of Sydenham. Transport links are good, with Honor Oak Park Station linking to London Bridge (14 minutes) and the South Circular (A205) is about half a mile to the south.

The property is situated on the south side of Honor Oak Park, between the junctions with Grierson Road and Ballina Street. Occupiers close by include a number of local traders and restaurants.

## **Description**

The property is arranged on ground and two upper floors to provide a mid terrace shop (currently trading as a funeral director) on the ground floor together with a self-contained maisonette above, that has been sold off on a long lease.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

| No.               | Present Lessee   | Accommodation                         |         |          | Lease Terms  | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|-------------------|--|---------------------------------------|---------|----------|--|------------------------|---------------------------|
| 53 Shop           | C P J Field & Co Ltd<br>(Funeral Director) (in<br>occupation since 1992) | Gross Frontage                        | 5.50 m  | (18' 1") | 20 years from 06.10.2010<br>Rent review every 5th year<br>FR & I | £11,000 p.a.           | Rent Review 2015          |
| 53A<br>Maisonette | Individual   | Net Frontage                          | 5.05 m  | (16' 6") |  |                        |                           |
|                   |  | Built Depth                           | 17.20 m | (56' 5") |  |                        |                           |
|                   |  | First and Second Floor Maisonette (1) |         |          | 125 years from 01.10.2010  | £250 p.a.              | Reversion 2135            |

(1) Not inspected by Allsop.

**Total £11,250 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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