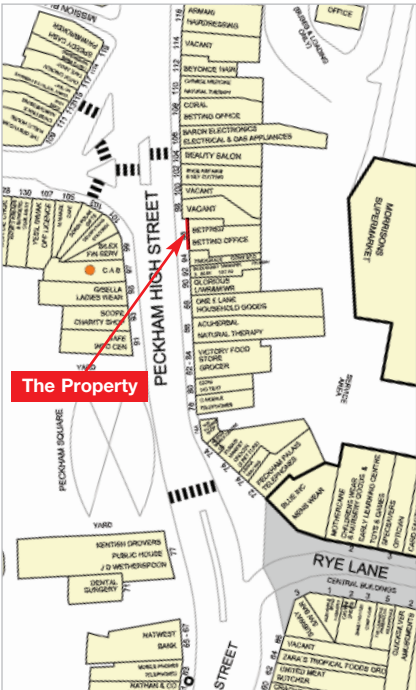


London SE15 **96 Peckham High Street** **Peckham** **SE15 5ED**

- **Freehold Betting Shop and Residential Ground Rent Investment**
- Popular South London suburb
- Shop let to Done Brothers (Cash Betting) Limited (t/a Betfred) on a lease expiring in 2022
- Close to Morrisons
- Shop Rent Review 2017
- Total Current Rents Reserved
£55,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Peckham is a densely populated suburb of South London located within the Borough of Southwark, 5 miles south-east of Charing Cross. Peckham High Street forms part of the A202 connecting Vauxhall in the west to New Cross to the east. Numerous bus routes serve the area and Peckham Rye and Queens Road Peckham Mainline Stations are within half a mile (journey time 12 minutes to London Bridge).
The property is situated on the south side of Peckham High Street, close to the junction with the pedestrianised Rye Lane and a large Morrisons supermarket to the rear.
Occupiers close by include NatWest, Scope, Coral, Subway and Specsavers amongst many other local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop with two self-contained flats above, which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 93 Band D (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Done Brothers (Cash Betting) Ltd (1) (t/a Betfred)	Gross Frontage	7.45 m	(24' 5")	10 years from 11.07.2012 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2017
		Net Frontage	5.70 m	(18' 8")			
		Shop and Built Depth	18.60 m	(61' 0")			
Flat	Individual	First Floor Flat			125 years from 01.07.2015	Peppercorn	Reversion 2140
Flat	Individual	Second Floor Flat			125 years from 01.07.2015	Peppercorn	Reversion 2140

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants. No formal notice has been served by any of the residents in response and any residents' rights to purchase have lapsed.
(1) Website Address: www.betfred.com For the year ended 28th September 2014, Done Brothers (Cash Betting) Ltd reported a turnover of £417.111m, a pre-tax profit of £13.967m, shareholders' funds of £125.185m and a net worth of £108.429m. (Source: Experian.com 10.01.2016.)

Total £55,000 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
Seller's Solicitor Ms G Battersby, Kuits Solicitors. Tel: 0161 832 3434 e-mail: gillianbattersby@kuits.com