

London SE23

26/28 London Road Forest Hill SE23 3HF

- **Freehold Gym and Residential Investment**
- Gym let on a lease expiring 2024
- Four flats above let as one
- Gym Rent Review 2014
- Total Current Rents Reserved
£72,800 pa



Tenure

Freehold.

Location

Forest Hill is a busy commercial and residential suburb of South East London, lying on the A205 (South Circular Road).

The property is situated within a short walk from Forest Hill Mainline Station, fronting the South Circular Road adjacent to a newly extended Sainsbury's supermarket and other occupiers nearby include Mackays, Santander, Barclays, W H Smith, JD Wetherspoon and William Hill.

Description

The property is arranged on basement, ground and one upper floor to provide a gym on the ground and basement floors. The upper floors comprise of 4 flats completed by the vendor.

The flats are accessed from the front and each comprise three rooms, kitchen and bathroom.

Planning

Consent was granted to construct 9 flats in total on the upper floors on 6th December 2007. See www.lewisham.gov.uk. Application No. DC/07/65749/FT.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 68 Forest Hill**.

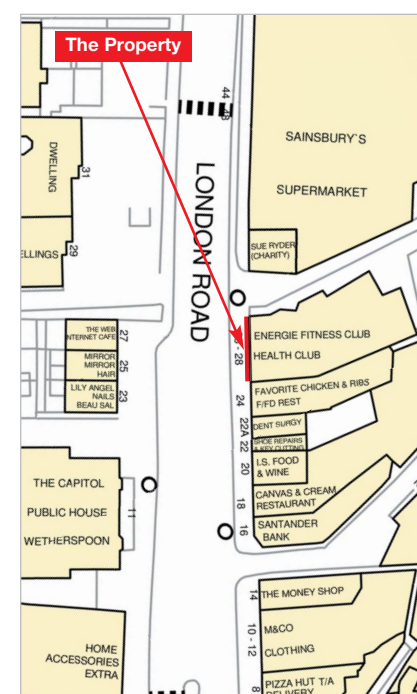
Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------------------|---|---|--|------------------------|---------------------------|
| Ground Floor & Basement | Inspired to Fitness Ltd (6 months rent deposit held) | Gross Frontage 12.15 m (39' 10") Net Frontage 11.35 m (37' 3") Built Depth 33.31 m (109' 4") Basement 227.80 sq m (2,452 sq ft) Ground Floor 383.00 sq m (4,122 sq ft) Total 610.80 sq m (6,574 sq ft) | 15 years from 20.03.2009 Rent review in the 5th and 6th year FR & I Tenants break clause 2019 | £50,000 p.a. | Rent Review 2014 |
| First Floor | Hammens Estate Agents Ltd | First Floor – Four Flats | 5 years from 15.09.2009 IR | £22,800 p.a. | Reversion 2014 |

(1) Energie Fitness Clubs are an award winning franchise with branches across the UK. Website Address: www.energiefitnessclubs.com.

Total £72,800 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

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