

# London SE7

## 13 The Village

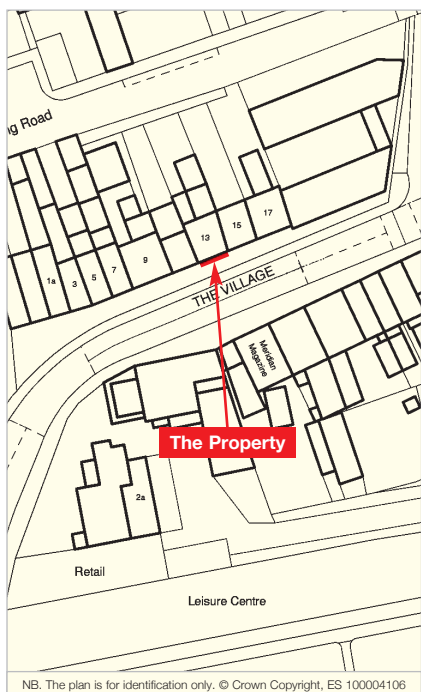
### Charlton

#### SE7 8UG

- Freehold Shop and Residential Ground Rent Investment
- Shop trading as a barbers
- Densely populated London suburb
- VAT is not applicable
- Rent Review 2021
- Total Current Rents Reserved

**£12,200 pa**  
rising to **£12,450 pa** in  
2018 and **£12,700 pa**  
in 2019

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Charlton is a densely populated South East London suburb located some 8 miles from Central London and some 2 miles from Greenwich. The property is situated on the north side of The Village, east of the junction with Charlton Church Lane, which provides access to Charlton Rail Station some 0.5 miles to the north. Occupiers close by include Ladbrokes (adjacent), Co-operative Food, Pizza Hut and two pharmacies.

### Description

The property is arranged on ground and two upper floors. The ground floor provides a barbers shop, whilst the upper floors comprise two flats, which have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

Shop EPC Rating 67 Band C (Copy available on website).  
Flat 13A EPC Rating 79 Band C (Copy available on website).  
Flat 13B EPC Rating 63 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
13	Mahmut Digil (t/a The Charlton Barbers)	Gross Frontage (inc access) 6.00 m Net Frontage 3.90 m Shop Depth 7.45 m Built Depth 19.60 m	(19' 8") (12' 9") (24' 5") (64' 4") 15 years from 02.04.2016 Rent review every 5th year Rent rises to £12,250 p.a. in year 2 and £12,500 p.a. in year 3 Effectively FR & I	£12,000 p.a.	Rent Review 2021
13A	Individuals (1)	First Floor Flat	125 years from 25.12.1988	£100 p.a.	Reversion 2113
13B	Individuals (1)	Second Floor Flat	125 years from 25.12.1988	£100 p.a.	Reversion 2113

(1) Notice under the Landlord and Tenant Act (as amended) has been served on the residential tenants.

**Total £12,200 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 C Mustafa, AK Law. Tel: 0208 280 0810 e-mail: [cey@ak-law.co.uk](mailto:cey@ak-law.co.uk)