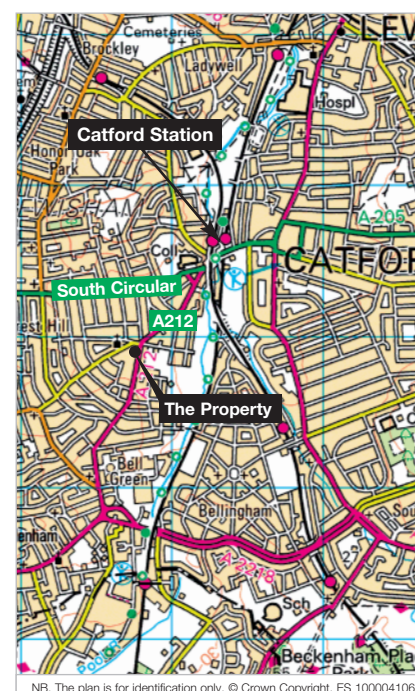


## London SE6

### 7 St George's Parade Woolstone Road Catford SE6 4DT

- **Virtual Freehold Pharmacy Investment**
- Lease expiring 2022 (no breaks)
- Close proximity to Woolstone Medical Centre
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved  
**£16,200 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Long Leasehold. Held for a term of 999 years from 1st January 2015 (thus having some 997 years unexpired) at a peppercorn ground rent.

#### Location

Catford is located 8.5 miles south-east of Central London and 1 mile south of Lewisham. Catford Bridge and Catford Stations provide a direct service to London Charing Cross and Waterloo East.

The property is situated on the borders of Forest Hill in a predominantly residential area on Woolstone Road, close to its junction with Perry Hill (A212), which leads directly to the South Circular Road and Catford rail stations some 0.5 miles to the north-east.

Occupiers close by include Woolstone Medical Centre and a range of local retailers.

#### Description

The property is arranged on ground floor only to provide a retail unit presently trading as a pharmacist.

The property provides the following accommodation and dimensions:

Gross Frontage	5.80 m	(19' 0")
Net Frontage	3.30 m	(10' 10")
Shop Depth	11.40 m	(37' 5")
Ground Floor (1)	47.20 sq m	(508 sq ft)

(1) Not measured by Allsop. Floor area sourced from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

#### Tenancy

The property is at present let for a term of 15 years from 3rd December 2007 at a current rent of £16,200 per annum. The original tenant on the lease was ABC Drug Stores Ltd, however it is understood they are no longer in occupation and not the present tenant. Whilst there may have been an assignment, the client holds no documentation in this regard. The rent is presently being paid by Apple and Way Ltd. Buyers are to make their own enquiries and satisfy themselves in this regard. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

#### 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)

#### Energy Performance Certificate

EPC Rating 88 Band D (Copy available on website).