

London SE23

51 Honor Oak Park SE23 1EA

- **Freehold Workshop and Residential Ground Rent Investment**
- Busy local parade in improving area
- New shop lease expires 2025
- Lessee in occupation since 1992
- Shop Rent Review 2015
- No VAT applicable
- Total Current Rents Reserved
£11,750 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, close to the junction with Ballina Street.

Occupiers close by include a number of local traders and restaurants.

Description

The property is arranged on basement, ground and two upper floors to provide a mid terrace workshop on the ground floor with basement storage, together with a self-contained maisonette above, that has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

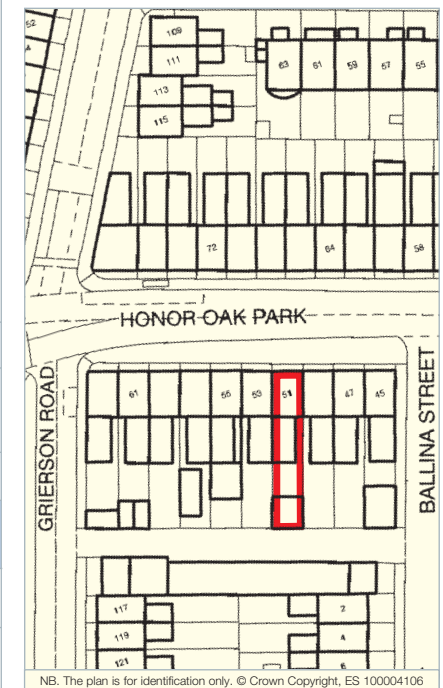
Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
51 Shop	Stewart King (Dental Workshop) (in occupation since 1992)	Gross Frontage 5.53 m Net Frontage 3.10 m Shop Depth 9.20 m Built Depth 16.80 m (18' 2") (10' 5") (30' 2") (55' 1")	15 years from 10.10.10 Rent review every 5th year FR & I	£11,500 p.a.	Rent Review 2015
51A Maisonette	Individual	First and Second Floor Maisonette (1)	125 years from 2010	£250 p.a.	Reversion 2135

(1) Not inspected by Allsop.

Total £11,750 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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