

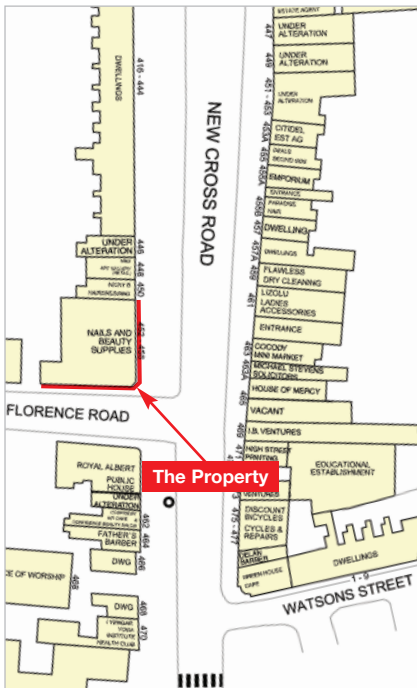
London SE14

452-458 New Cross Road

SE14 6TY

- Virtual Freehold Shop Investment
 - Prominent corner location
 - Lease expires 2031
 - Rent Review 2021
 - Current Gross Rent Reserved
- £80,000 pa**

SIX WEEK COMPLETION AVAILABLE



Computer generated shop signage

Tenure

Leasehold. Held for a term of 999 years from the date of completion at a peppercorn ground rent.

Location

New Cross is a densely populated London suburb located in the London Borough of Lewisham. Central London is some five miles to the north-west and Greenwich one mile to the east. The property occupies a prominent corner location approximately 200 metres from Deptford High Street on the south side of New Cross Road (A2), at its junction with Florence Road. New Cross Rail Station is approximately 300 metres and Deptford Bridge DLR some 500 metres.

Description

The property comprises a ground floor shop forming part of a larger building comprising newly refurbished residential apartments, which are not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. splay)	20.25 m	(66' 5")
Net Frontage (inc. splay)	19.40 m	(63' 8")
Return Net Frontage (inc. splay)	3.30 m	(10' 10")
Shop Depth	12.25 m	(40' 2")
Built Depth	17.00 m	(55' 9")

Ground Floor	278 sq m	(2,991 sq ft)
Basement Storage	17 sq m	(183 sq ft)
Mezzanine Storage	66 sq m	(710 sq ft)
Total	361 sq m	(3,884 sq ft)

Tenancy

The property is at present let to NBS DISTRIBUTION LIMITED (t/a Nails and Beauty Supplies) for a term of 15 years from 20th January 2016 at a current rent of £80,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of service charge.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

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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