



### Tenure

Virtual Freehold. To be held on a lease for a term of 999 years from completion at a peppercorn ground rent.

### Location

Camberwell is a densely populated suburb of South East London located approximately 3 miles south-east of Central London and benefits from being served by the A215 and the A202. Public transport links are excellent, with a number of bus routes serving the area. Oval Underground Station is approximately 1.4 miles west of the property.

The property is located on the north side of Southampton Way (B217), close to its junction with Rainbow Street.

Occupiers close by include Costcutter, Tesco Express and Coral, amongst other local shops and restaurants in a predominantly residential area.

### Description

The property is arranged on basement and ground floor only to provide a ground floor shop with ancillary basement accommodation. The property forms part of a larger building, the remainder of which is not included within the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	3.30 m	(10' 10")
Net Frontage	2.90 m	(9' 6")
Shop and Built Depth	5.00 m	(16' 5")
Basement	33.80 sq m	(364 sq ft)

### Tenancy

The property is at present let to STUDIO PSK LTD for a term of 5 years from 8th November 2017 at a current rent of £13,500 per annum. The lease contains effectively full repairing and insuring covenants, subject to a cap on structural costs (please refer to lease). (1) There is a tenant's option to determine the lease on 8th May 2020.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## London SE5

### 129 Southampton Way Camberwell SE5 7EW

- Virtual Freehold Shop and Residential Ground Rent Investment
- Comprising a shop let until 2022 (1)
- Located approximately 1.4 miles from Oval Underground Station (Northern Line)
- No VAT applicable
- Current Rent Reserved  
**£13,500 pa**

