

London SE26

49 Sydenham Road Sydenham SE26 5EX

- **Freehold Shop and Residential Investment**
- Shop let until 2023 (no breaks)
- Includes 2 x three bedroom flats separately let on Assured Shorthold Tenancies
- Vacant fenced and surfaced rear yard suitable for car parking with development potential (STPP)
- No VAT applicable
- Shop Rent Review 2019
- Total Current Rents Reserved

£42,900 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Sydenham is a densely populated South East London suburb located to the north-west of Beckenham and the north-east of Crystal Palace. The property is situated on the north side of Sydenham Road (A212), between its junctions with Silverdale and Queensthorpe Road, a short distance from Sydenham Rail Station, which provides a regular and direct service to London Bridge (approximately 20 minutes). Occupiers close by include Santander, Boots, NatWest, Superdrug, Tesco Express, Costcutter, Ladbroke's and a wide range of local occupiers.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop unit together with two self-contained three bedroom flats over first and second floors above and a fenced and surfaced rear yard, which would be suitable to provide car parking, is currently vacant and has development potential subject to obtaining all the necessary consents.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 62 Band C (Copy available on website).

Flat 1 EPC Rating 63 Band D (Copy available on website).

Flat 2 EPC Rating 64 Band D (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 92 London SE26**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	S Ajayi (t/a Essence of Nature)	Gross Frontage (Excluding entrance to upper parts) 5.10 m (16' 9") Net Frontage 4.55 m (14' 11") Shop Depth 13.90 m (45' 7") Built Depth 18.85 m (61' 10")	12 years from 29.09.2011 Rent review every 4th year linked to RPI Effectively FR & I	£16,500 p.a.	Rent Review 2019
Flat 1	Individual/s	First Floor Flat - 4 Rooms, Kitchen, Bathroom 84.8 m (913 sq ft)	6 month Assured Shorthold Tenancy from 01.06.2016	£13,200 p.a. (annualised)	Holding over (Tenant has expressed an interest to remain)
Flat 2	Individual/s	Second Floor Flat - 4 Rooms, Kitchen, Bathroom 88.0 m (948 sq ft)	1 year Assured Shorthold Tenancy from 01.07.2014	£13,200 p.a. (annualised)	Holding over (Tenant has expressed an interest to remain)
Surfaced Rear Yard	Vacant (1)	Surfaced Rear Yard (20' 8" x 34' 5" max) 63.6 sq m (685 sq ft)			

(1) The shop tenant has an informal arrangement with the Vendor to park one vehicle, which can be terminated at any time.

Total £42,900 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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