

London SE6

53/53A Perry Hill

Catford

SE6 4LF

- **Freehold Betting Shop and Ground Rent Investment**
- Shop trading as Coral
- Lease expires 2016
- VAT is not applicable
- Rent Review February 2010 (outstanding)
- Total Current Rents Reserved
£7,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Catford is a densely populated suburb located on the A205 (South Circular) close to the junction with the A21 between Bromley and Lewisham, some 8 miles south-east of Central London. The area also benefits from rail services from Catford and Catford Bridge Stations.

The property forms part of a parade of shops on the east side of Perry Hill (A212) within a predominantly residential area.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop with ancillary accommodation to the rear. The upper floors provide a self-contained maisonette which 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



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Sports (Bookmakers) Ltd (1)	Gross Frontage 5.00 m Net Frontage 3.65 m Shop Depth 9.15 m Built Depth 15.00 m	(16' 5") (11' 11") (30' 0") (49' 3") 12 years from 16.02.04 Rent review every 3rd year FR & I	£7,500 p.a.	Rent Review 2010 (outstanding)
First & Second	Individual	First & Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom (2)	125 years from 31.12.09	£250 p.a.	Reversion 2134

(1) We are advised by the seller that the rent is being invoiced and paid by Gala Coral Group. Sports (Bookmakers) Ltd is a non-trading company whose parent company is Coral Racing Ltd. The parent company is not party to the lease. Coral have 1,600 branches nationwide.
Website Address: www.corals.co.uk

(2) Not inspected by Allsop.

Total £7,750 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

Seller's Solicitor Ms J Hesketh, Metcalfe Copeman and Pettefar. Tel: 0173 386 5891 Fax: 0173 331 2728
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