

London SE23 **37-39 Honor Oak Park** **Lewisham** **SE23 1DZ**

- **Freehold Restaurant and Residential Ground Rent Investment**
- Busy local parade in improving area
- Restaurant let on a lease expiring in 2021
- No VAT applicable
- Rent Review 2015
- Total Current Rents Reserved
£23,800 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 Grierson Road and forms part of a parade of shops and restaurants serving the surrounding densely populated residential area.

Description

The property is arranged on ground and two upper floors to provide a mid terrace double shop on the ground floor with two self-contained maisonettes above that have been sold off on long leases.

VAT

VAT is not applicable to this lot.

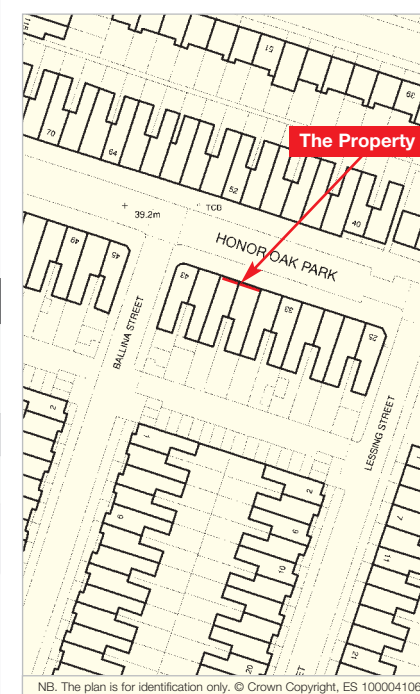
Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
37-39	J A O'Brien	Gross Frontage 10.95 m Net Frontage 10.35 m Shop Depth 9.20 m Built Depth 17.1 m	(35' 10") (33' 11") (30' 4") (56' 2") 12 years from 14.04.2009 Rent review 2011 and every 4th anniversary thereafter FR & I	£23,500 p.a.	Rent Review 2015
37A	Individual (1)	First and Second Floor Maisonette (2)	125 years from 24.06.2009	£250 p.a.	Reversion 2134
39A	Individual (1)	First and Second Floor Maisonette (2)	125 years from 25.03.2010	£50 p.a.	Reversion 2135

(1) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.
(2) Not inspected by Allstop.

Total £23,800 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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