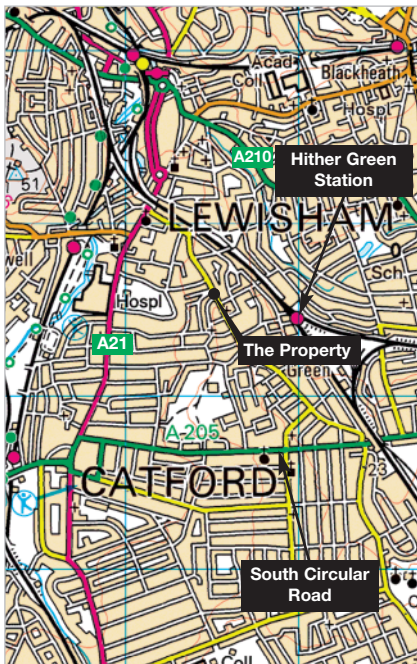


# **London SE13** **Maxin Fried Chicken** **114 Hither Green Lane** **Lewisham** **SE13 6QA**

- **Virtual Freehold Restaurant Investment**
- Ground floor unit operating as a chicken takeaway restaurant
- Forms part of a parade serving surrounding residential area
- Reversion 2019
- VAT not applicable
- Current Rent Reserved  
**£13,000 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

## **Tenure**

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn ground rent.

## **Location**

Lewisham is a densely populated south-east London suburb and an important retail centre located 4 miles south-east of Central London. The property is situated on the west side of Hither Green Lane, close to the junction with Thornford Road in a predominantly residential area some ¾ of a mile south-east of Lewisham town centre. The property forms part of a parade serving the surrounding densely populated residential area.

## **Description**

The property is arranged on ground floor only to provide a retail unit, which is presently operating as a fried chicken takeaway restaurant. The upper parts do not form part of the property to be sold.

The property provides the following accommodation and dimensions:  
 Ground Floor 39.06 sq m (426 sq ft)

**NB: Not inspected by Allsop. Measurements taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)**

## **Tenancy**

The property is at present let to A.F. RAJABI (t/a Maxin Fried Chicken) for a term of 10 years from 27th February 2009 at a current rent of £13,000 per annum. The lease provided for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see 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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