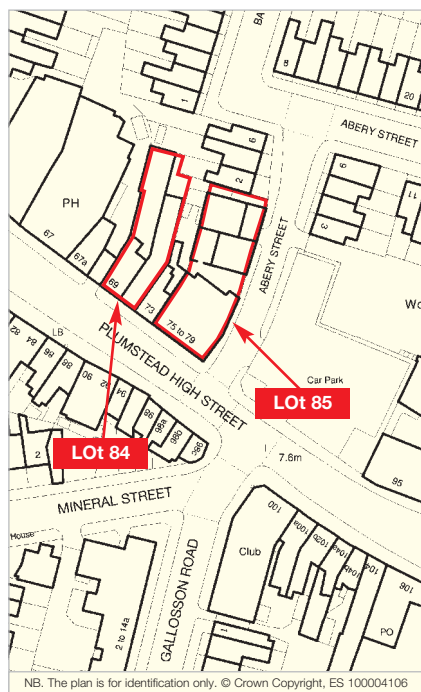


# **London SE18** **69-71 & 75-79** **Plumstead High Street** **Plumstead** **SE18 1SB**

- **Freehold Shop, Residential and Residential Ground Rent Investment**
  - Nos 69-71 comprise two shops and rear commercial buildings
  - Nos 75-79 comprise two shops, two flats and rear commercial buildings
  - Established retail parade
  - Close to Plumstead Rail Station
  - To be offered as Two Lots
  - No VAT applicable
  - Total Current Rents Reserved
- £122,760 pa**

**On the Instructions of**  
**Mr N Finn acting as**  
**LPA Receiver**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**  
 Freehold.

## **Location**

Plumstead is a densely populated residential South-East London suburb located 12 miles from Central London, close to the River Thames. The area is served by Plumstead Overground Station and is situated just to the east of the A205 (South Circular Road). The A2 is located to the south. The properties are situated on the northern side of Plumstead High Street (A206), at its junction with Abery Street. Occupiers close by include Paddy Power, Post Office and a number of local traders.

## **Description**

Nos 69-71 is arranged on ground and one upper floor to provide two ground floor shop units and two flats above which have been sold off on long leases. In addition there is a rear ground floor commercial section, part of which was not inspected.



Rear of Lot 85

Nos 71-79 is arranged on ground and one upper floor to provide two ground floor shops with two first floor flats above (one x one bedroom and one x two bedroom). In addition there is a rear two storey building accessed via Abery Street, part of which was not inspected.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lots 84 & 85 London SE18.**

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
84	69	Unknown (Print Shop)	Gross Frontage (1)	4.90 m	(16' 1")	Terms unknown	To be confirmed	
			Net Frontage	3.45 m	(11' 4")			
			Shop Depth	11.10 m	(36' 5")			
			Built Depth	14.40 m	(47' 3")			
	71	Unknown (Beauty Salon)	Gross Frontage (1)	4.50 m	(14' 9")	Terms unknown	To be confirmed	
			Net Frontage	3.15 m	(10' 4")			
			Shop Depth	10.25 m	(33' 7")			
Built Depth			12.30 m	(40' 4")				
Rear of 69 & 71	Wintech International Ltd	Part Ground Floor	103.5 sq m	(1,114 sq ft)	Terms unknown	£6,000 p.a.		
		Ground Floor – Part not inspected						
	69A	Individual	First Floor Flat – Not inspected			125 years from 04.02.2010	£100 p.a.	Reversion 2135
	71A	Individual	First Floor Flat – Not inspected			125 years from 04.02.2010	£100 p.a.	Reversion 2135
							Sub-Total £48,000 (3)	
85	75	CMFI Ltd (Bookshop)	Gross Frontage	4.65 m	(15' 3")	22 years from 04.01.2008	£13,200 p.a.	Reversion 2030
			Net Frontage	3.75 m	(12' 4")			
			Shop Depth	7.00 m	(22' 11")			
			Built Depth	13.60 m	(44' 7")			
			Rear Building (GIA)					
			Canopied Area	32.0 sq m	(344 sq ft)			
			Ground Floor	147 sq m	(1,582 sq ft)			
			Part First Floor	116 sq m	(1,249 sq ft)			
			Part First Floor – Not inspected					
	77-79	P Donnel (Hall)	Gross Frontage (1)	9.30 m	(30' 6")	22 years from 09.01.2008	£37,200 p.a.	Reversion 2030
			Net Frontage	7.20 m	(23' 7")			
			Shop Depth	14.25 m	(46' 9")			
			Built Depth	15.20 m	(49' 10")			
79A	E Dermatal	First Floor Offices – Not inspected			3 years from 11.01.2008	£7,200 p.a.	Holding over	
75A	Individual	First Floor Flat comprising Two Rooms, Kitchen, Bathroom (2)			6 month Assured Shorthold Tenancy from 21.01.2008	£9,000 p.a. (Annualised)	Holding over	
77A	Individual	First Floor Flat comprising Three Rooms, Kitchen, Bathroom (2)			6 month Assured Shorthold Tenancy from 08.01.2008	£8,160 p.a. (Annualised)	Holding over	
							Sub-Total £74,760	

(1) Includes entrance to upper floors.  
 (2) Not inspected by Allsop.  
 (3) To be confirmed.

**Total £122,760 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 K Kkoshi, Healys LLP. Tel: 020 7822 4000 Fax: 020 7822 4100 e-mail: [kiri.kkoshi@healys.com](mailto:kiri.kkoshi@healys.com)



