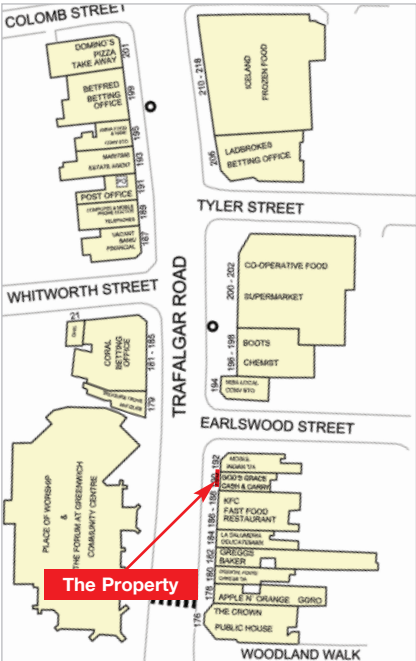


London SE10
190 Trafalgar Road
Greenwich
SE10 9TZ

- **Freehold Shop With Self-Contained Flat Above**
- Well located in densely populated London suburb
- Maze Hill Rail Station and The University of Greenwich both within 0.5 miles of the property
- No VAT applicable
- Total Current Rents Reserved **£26,200 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The London Borough of Greenwich has a population in excess of 210,000 and is located six miles south-east of Central London. The property is situated on the south side of Trafalgar Road (A206). Maze Hill Rail Station lies some 0.4 miles south-west of the property, providing regular services to London Bridge (approx 15 mins). The University of Greenwich is some 0.4 miles west of the property. Occupiers close by include Coral, Nisa Local, Boots, Post Office, Co-operative Food, Iceland, Betfred and Greggs, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with office, kitchen and outside WC to the rear. The first floor comprises self-contained residential accommodation with a terrace. Both the ground and upper floors have separate access to the rear via Earlswood Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Prince Dapo, Charles Adeyemi & Deola Jekumi	Gross Frontage 4.2 m (13' 9") Net Frontage 3.8 m (12' 6") Shop Depth 11.9 m (39' 0") Built Depth 14.3 m (46' 11") Ground Floor 50.0 sq m (538 sq ft)	15 years from 26.01.2017 Rent review every 5th year FR & I	£16,000 p.a.	Rent Review 2022
First Floor	Individuals	First Floor Flat – Room, Kitchen, Bathroom	Assured Shorthold Tenancy from 22.10.2016	£10,200 p.a.	Reversion 2017
Total £26,200 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 S D'Costa Esq, Healys LLP. Tel: 0207 822 4161 e-mail: savio.dcosta@healys.com