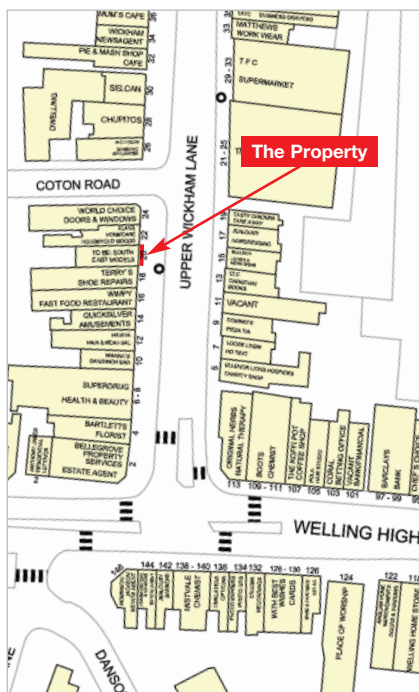


**Welling**

**20 Upper Wickham  
Lane  
Kent  
DA16 3HE**

- **Virtual Freehold Shop Investment**
- Located in an established trading location close to Superdrug
- Let on a new 10 year lease
- VAT not applicable
- Current Rent Reserved  
**£11,000 pa**

**Tenure**

Leasehold. Held for a term of 999 years from completion at a fixed peppercorn ground rent.

**Location**

Welling is a popular and densely populated residential suburb situated in the London Borough of Bexley, lying some 11 miles south-east of central London.

The property is situated on Upper Wickham Lane, between its junctions with Coton Road and Welling High Street (A207) in an established trading location.

Occupiers close by include Wimpy, Domino's, Superdrug, Poundland, Boots, Coral and Quicksilver, amongst others.

**Description**

The property is arranged on ground floor only to provide a shop which is presently being fitted out.

The property provides the following accommodation and dimensions:

Gross Frontage	5.10 m	(16' 9")
Net Frontage	4.40 m	(14' 5")
Shop Depth	7.95 m	(26' 1")
Built Depth	8.60 m	(28' 3")
Ground Floor	36.75 sq m	(396 sq ft)

**Tenancy**

The property is at present let to I GOOCH for a term of 10 years from 1st September 2016 at a current rent of £11,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. There is a mutual option to break in the fifth year subject to 6 months' written notice.

**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)

**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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