

# London SE23

## 76-78 Honor Oak Park Lewisham SE23 1EA

- **Freehold Restaurant, Advertising Hoarding and Residential Ground Rent Investment**
- Situated opposite Sainsbury's
- Busy local parade
- No VAT applicable
- Shop lease expires 2033
- Total Current Rents Reserved

**£41,950 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 north side of Honor Oak Park, at the junction with Grierson Road close to the rail station. Occupiers close by include Sainsbury's and a number of local traders and restaurants.

### Description

The property is arranged on basement, ground and two upper floors to provide a double fronted end of terrace restaurant on the ground floor together with two self-contained maisonettes above, which have been sold off on long leases.

The ground floor comprises a dining area with open plan kitchen and rear ancillary areas. There are two separately accessed basement storage areas, one of which leads to a rear ground floor customer WC area.

### VAT

VAT is not applicable to this lot.

### Documents

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

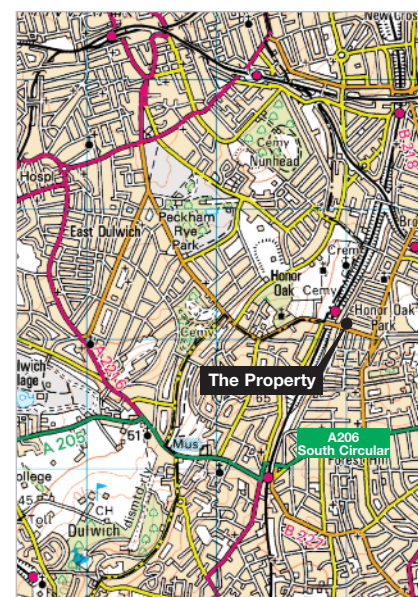
### Energy Performance Certificate

For EPC Rating please see website.

| No.                           | Present Lessee  | Accommodation   | Lease Terms  | Current Rent<br>£ p.a.              | Next Review/<br>Reversion |
|-------------------------------|---|---|--|-------------------------------------|---------------------------|
| 76-78 Ground Floor & Basement | Sourdough Enterprises Ltd<br>(t/a Sourdough Pizza Café) (1) | Gross Frontage (Inc Splay) 13.40 m (43' 11")<br>Return Frontage 7.0m (22' 11")<br>Shop Depth 9.10 m (29' 10")<br>Built Depth 16.65 m (54' 7")<br>Basement 1 49.20 sq m (530 sq ft)<br>Basement 2 49.15 sq m (530 sq ft)<br>Ground Floor 123 sq m (1,324 sq ft)<br>Rear Ground Floor 18.80 sq m (202 sq ft)<br>Total (GIA) 240.15 sq m (2,586 sq ft) | 20 years from 09.12.2013<br>Rent review every 5th year<br>FR & I | £40,000 p.a.                        | Rent Review 2018          |
| 76A Maisonette                | Individual  | First & Second Floor Maisonette (2)   | 125 years from 25.03.2010  | £250 p.a. (doubling every 25 years) | Reversion 2135            |
| 78B Maisonette                | Individual  | First & Second Floor Maisonette (2)   | 125 years from 24.06.2009  | £250 p.a. (doubling every 25 years) | Reversion 2134            |
| Advertising Hoarding          | Titan Outdoor Advertising                                   | Advertising Hoarding  | 5 years from 01.05.1999  | £1,450 p.a.                         | Holding Over              |

(1) Sourdough Pizza Café operate from two other restaurants in London, in Clapton and Hoxton. [www.sodopizza.co.uk](http://www.sodopizza.co.uk)  
(2) Not inspected by Alltop.

**Total £41,950 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 Mamujee Esq, Michael Simkins LLP. Tel: 0207 874 5645 Fax: 0207 874 5601 e-mail: [sal.mamujee@simkins.com](mailto:sal.mamujee@simkins.com)

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