



Tenure

Freehold.

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 enjoys good rail connections to London and the South-East whilst road communications are good with the A20 and A21 trunk roads passing close by.

The property is situated on the west side of Lewisham High Street (A20) close to an entrance to Lewisham Shopping Centre. Lewisham High Street becomes pedestrianised a short distance to the south. Lewisham Rail Station lies a short distance to the north-west and provides both Docklands Light Railway and National Rail services towards Central London and the Docklands.

Occupiers close by include Chelsea Building Society, HBOS (Halifax), Ladbroke's, Boots, Paddy Power, Vodafone and Barclays Bank amongst others.

Description

The property is arranged on ground and two upper floors to provide a shop presently being used as a recruitment consultants on the ground floor with an extensive storage/warehouse area to the rear. The upper floors are presently ancillary storage, however we have been verbally informed by the tenant that this is to be refurbished shortly to provide further office accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	4.75 m	(15' 7")
Net Frontage	4.20 m	(13' 9")
Shop & Built Depth	41.7 m	(136' 9")

Ground Floor	216.75 sq m	(2,333 sq ft)
First Floor	25.25 sq m	(272 sq ft)
Second Floor	21.85 sq m	(235 sq ft)
Total	263.85 sq m	(2,840 sq ft)

Tenancy

The entire property is at present let to REED SPECIALIST RECRUITMENT LTD (guaranteed by Reed Executive Ltd) for a term of 10 years from 25th March 2012 at a current rent of £32,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. (1) The lease contained a tenant's option to break on 24th March 2015 which has not been exercised and contains a further break on 24th March 2017.

Tenant Information

Website Address: www.reed.co.uk

For the year ended 30th June 2013, Reed Specialist Recruitment Ltd reported a turnover of £833.318m, a pre-tax profit of £1.45m, shareholders' funds of £14.102m and a net worth of £6.614m. (Source: riskdisk.com 16.02.2015.)

For the year ended 30th June 2013, Reed Executive Limited reported a turnover of £4.799m, a pre-tax loss of £72,000 and shareholders' funds and a net worth of £35.065m. (Source: riskdisk.com 16.02.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London SE13

68 Lewisham High Street

Lewisham

SE13 5JH

- **Freehold Town Centre Shop Investment**
 - Let to Reed Specialist Recruitment Ltd guaranteed by Reed Executive Ltd
 - Busy South-East London High Street position
 - Lease expires 2022 (1)
 - Rent Review 2017
 - Current Rent Reserved
- £32,500 pa**

SIX WEEK COMPLETION AVAILABLE

