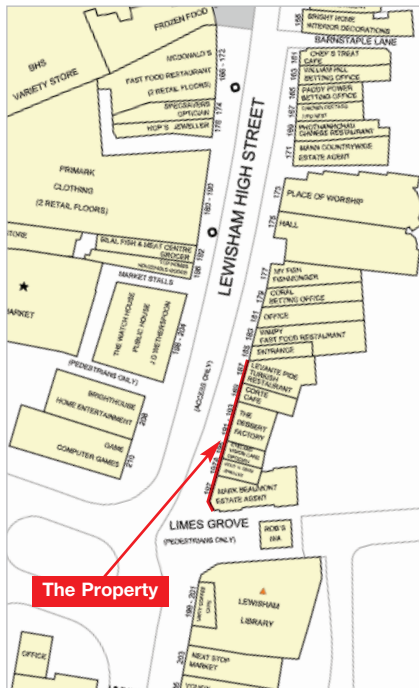


London SE13

187/197 Lewisham High Street

SE13 6AA

- **Town Centre Freehold Parade of Shops and Residential Investment**
- Comprises six shop units and thirteen self-contained flats
- Located in an established retail location
- Rent Reviews from 2017
- Total Current Rents Reserved
£286,172 pa



Tenure
Freehold.

Location

Lewisham is a densely populated south-east London suburb and 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 east side of Lewisham High Street, just south of the main 'pedestrianised section', in an established retail position, close to the junction with Limes Grove. Occupiers close by include Brighthouse (opposite), Primark, BHS, Coral, JD Wetherspoon and McDonald's amongst others.

Description

The property is arranged on basement, ground and three upper floors to provide a parade of six ground floor shop units. The upper floors comprise 13 self-contained flats accessed from both Lewisham High Road and Limes Grove, to the front, side and rear of the property.

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
187	S Bilgin and A Bora	Gross Frontage 5.95 m (16' 9") Net Frontage 4.40 m (14' 5") Basement 59.50 sq m (640 sq ft) Ground Floor 103.80 sq m (1,117 sq ft)	20 years from 14.11.2012 Rent review every 5th year. FR & I	£40,000 p.a.	Rent Review 2017
189	A Bora	Gross Frontage 5.30 m (17' 5") Net Frontage 4.29 m (14' 1") Basement 38.05 sq m (409 sq ft) Ground Floor 42.34 sq m (455 sq ft) First Floor 30.88 sq m (332 sq ft)	20 years from 14.11.2012 Rent review every 5th year. FR & I	£30,000 p.a.	Rent Review 2017
191/193	N Agyei	Gross Frontage (Inc. Residential Entrance) 10.49 m (34' 5") Net Frontage 7.30 m (23' 11") Basement 43.40 sq m (467 sq ft) Ground Floor 78.20 sq m (842 sq ft)	10 years from 17.10.2014 Rent review in the 5th year FR & I	£37,000 p.a.	Rent Review 2019
195	Nobletest Ltd	Gross Frontage 5.59 m (18' 4") Net Frontage 4.29 m (14' 1") Basement (Unused) 48.40 sq m (520 sq ft) Ground Floor 38.89 sq m (418 sq ft)	5 years from 24.06.2012 Rent review every 5th year. FR & I	£16,500 p.a.	Reversion 2017
197A	J Peet	Gross Frontage 5.31 m (17' 5") Net Frontage 4.30 m (14' 2") Basement (Part Used) 36.70 sq m (395 sq ft) Ground Floor 31.23 sq m (336 sq ft)	10 years from 01.01.2013 Rent review in the 5th year. FR & I The lease is subject to an option to determine at the end of the 5th year	£14,000 p.a.	Rent Review 2018
197	Mark Beaumont Limited	Gross Frontage 6.97 m (22' 10") Net Frontage 3.37 m (11' 1") Return Gross Frontage 22.66 m (74' 4") Basement 79.40 sq m (855 sq ft) Ground Floor 112.65 sq m (1,212 sq ft)	Holding over under the terms of a lease which has expired	£20,500 p.a.	Holding Over
Flat 1, 197	Individual	Flat – 2 Rooms, Kitchen, Bathroom	2 years from 28.08.2013	£10,200 p.a.	Reversion 2015
Flat 2, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	1 year from 03.10.2014	£12,300 p.a.	Reversion 2015
Flat 3, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	2 years from 11.07.2013	£12,600 p.a.	Reversion 2015
Flat 4, 197	Individual	Flat – 2 Rooms, Kitchen, Bathroom	2 years from 31.08.2013	£9,900 p.a.	Reversion 2015
Flat 5, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	6 years from 22.08.2009	£12,600 p.a.	Reversion 2015
Flat 6, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	2 years from 23.08.2013	£11,400 p.a.	Reversion 2015
Flat 7, 197	Individual	Flat – 2 Rooms, Kitchen, Bathroom	2 years from 06.12.2010	£9,600 p.a.	Holding Over
Flat 8, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	5 years from 14.10.2014	£12,300 p.a.	Reversion 2015
Flat 9, 197	Individuals	Flat – 3 Rooms, Kitchen, Bathroom	1 year from 01.10.2013	£12,000 p.a.	Holding Over
Flat 1, 193	Individual	Flat – 2 Rooms, Kitchen, Bathroom	6 years from 12.06.2009	£9,540 p.a.	Reversion 2015
Flat 2, 193	Individuals	Flat – 2 Rooms, Kitchen, Bathroom	2 years from 11.01.2014	£11,100 p.a.	Reversion 2016
Flat 3, 193	Vacant				
Flat at 191-193	Individual		Registered rent	£4,632 p.a.	

NB. The flats have not been inspected by Allsop and the information regarding the number of rooms has been supplied to us.
All floor areas have been taken from the VOA website.

Total £286,172 p.a.