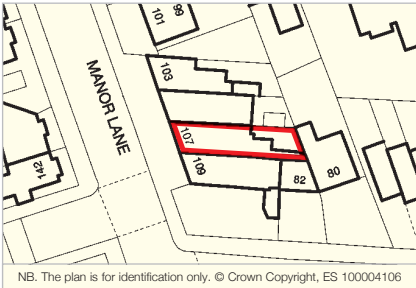


London SE12
107 Manor Lane,
Lee
SE12 8LT

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Ground Floor Retail Unit and a First Floor Self-Contained Flat
- Retail Unit subject to a Tenancy producing £18,000 per annum
- Flat subject to an Assured Shorthold Tenancy producing £14,400 per annum.
- Total Current Rent Reserved **£32,400 per annum (equivalent)**

BY ORDER OF RECEIVERS



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Brightstone Law LLP
(Ref: Emma Gray).
Tel: 0208 731 3080.
Email: eg@brightstonelaw.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of Manor Lane, opposite its junction with Longhurst Road. Local shops and amenities are available along Manor Lane, with a more extensive range of facilities being accessible in the centre of Lewisham to the north-west. Rail services run from Lee Station 0.5 miles to the south-east and from Hither Green Station 0.4 miles to the west. The open spaces of Manor House Gardens are to the north.

Description

The property comprises a mid terrace building arranged to provide a retail unit on the ground floor and a self-contained flat on the first floor.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground	Retail Unit	Subject to a tenancy for a term of 5 years from December 2017	£18,000 per annum
First	Residential Flat – Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from August 2017	£14,400 per annum

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.