

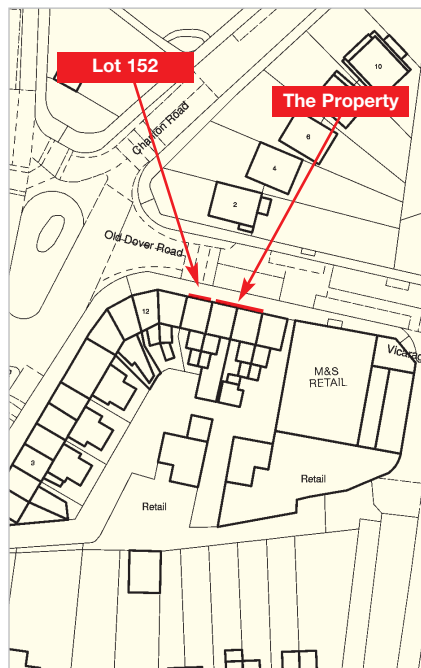
London SE3 **14-15 Stratheden** **Parade** **Old Dover Road** **Blackheath** **SE3 7SY**

- **Freehold Bank, Residential and Ground Rent Investment**
- Bank let to National Westminster Bank plc on a lease expiring in 2025 without breaks
- Popular South London suburb
- Includes two vacant 2 bed flats (and two sold off flats)
- Bank Rent Review in 2015
- No VAT applicable
- Total Current Rents Reserved
£38,200 pa
Plus Two Vacant Flats

On the Instructions of

threadneedle.

SIX WEEK COMPLETION AVAILABLE



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



Tenure
Freehold.

Location
Blackheath is an attractive, popular and busy south east London suburb 7 miles south east of Central London. Blackheath Mainline Rail Station provides frequent services to London Bridge with a journey time of some 15 minutes. The property is situated on the south side of Old Dover Road near its junction with Stratheden Road and Charlton Road. Blackheath and Westcombe Park Stations are both within easy walking distance. Occupiers close by include Marks & Spencer, Barclays Bank, Felicity J Lord and a number of local traders.

Description
The property is arranged on ground and two upper floors to provide a ground floor banking hall with four self-contained flats above, two of which have been sold off on long leases.

The flats are approached from the rear. The ground floor bank intercommunicates with No.13, also trading as NatWest but which is being sold as a separate lot.

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
Range from EPC Rating 48-115 Bands D-E (Copies available on website).

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 151 London SE3.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	National Westminster Bank plc (1)	Gross Frontage 12.57 m (41' 3") Shop Depth 15.09 m (49' 6") Built Depth 24.50 m (80' 5")	Term of years from 10.06.2005 to 09.06.2025 Rent review every 5th year FR & I Service charge cap	£38,000 p.a.	Rent Review 2015
Flat 14A First Floor	Individuals	First Floor Flat – Not inspected	125 years from 26.08.2003 Rent increases by £50 every 25 years	£100 p.a.	Fixed increase 2028
Flat 14B Second Floor	Vacant	Second Floor Flat – 3 Rooms, Kitchen and Bathroom			
Flat 15A First Floor	Individuals	First Floor Flat – Not inspected	125 years from 26.08.2003 Rent increases by £50 every 25 years	£100 p.a.	Fixed increase 2028
Flat 15B Second Floor	Vacant	Second Floor Flat – 3 Rooms, Kitchen and Bathroom			

(1) Website Address: www.natwest.com. In March 2000, The Royal Bank of Scotland Group completed the acquisition of NatWest in a £21 billion deal that was the largest take-over in British banking history. NatWest is now part of one of the world's largest financial services groups. NB Flats not inspected by Allsop. Accommodation information provided by the Vendor.

Total £38,200 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
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