

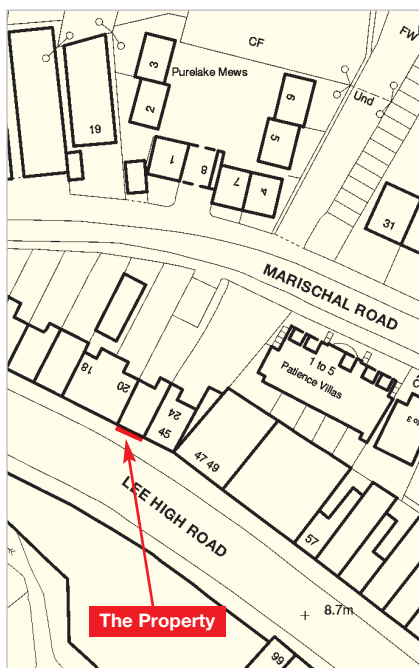
# London SE13

## 43 Lee High Road and 22 Marischal Road Lewisham SE13 5NS

- Freehold Shop and Residential Ground Rent Investment
- Densely populated south-east London suburb
- Situated fronting the busy Lee High Road
- Asset management opportunity
- Reversion 2016 (1)
- Total Current Rents Reserved **£13,100 pa <sup>(1)</sup>**

On the instructions of J Gershinson FRICS, L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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### 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 east side of Lee High Road, a short distance to the south-east of Lewisham High Street and Lewisham Shopping Centre.

Occupiers close by include Nando's, Lidl, Ladbrokes and a number of local traders. The property is directly opposite Goldcrest House, a new residential development by L&Q.

### Description

The property is arranged on ground and three upper floors to provide a ground floor lock-up shop currently trading as a barbers and with ancillary accommodation to the rear. The property benefits from access to the rear. The upper floors comprise residential accommodation which is accessed from Marischal Road and which has been sold off on one long lease.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://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
Ground Floor	Guerziz Mohamed El Hadi (1)	Gross Frontage	5.25 m	(17' 3")	12 years from 11.02.2004 (1)	£13,000 p.a. (1) (annualised)	Reversion 2016 (1)
		Net Frontage	4.50 m	(14' 9")	Rent review every 3 years		
		Shop Depth	8.05 m	(26' 5")	FR & I		
		Built Depth	12.20 m	(40')			
Upper Floors	Individuals	3 x 1 Bedroom Flats			120 years from 04.12.1992	£100 p.a.	Reversion 2112

(1) The Vendors are aware of a second tenancy agreement document, the validity of which is in doubt, for a term of 12 years expiring June 2022 for a rent of £13,800 p.a. This ground floor tenancy and the one listed above were both entered into without the consent of the mortgagee. Pursuant to the sections 2(1) (iii) and 88(1) of the Law of Property Act 1925 the bank will provide a TR2 to overreach such interests.

**Total £13,100 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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