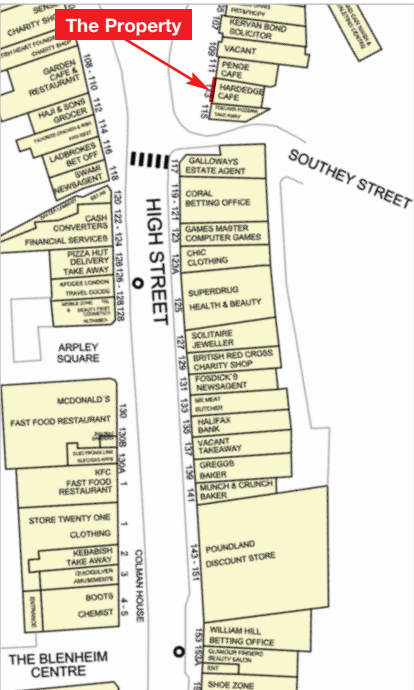


London SE20
113 High Street
Penge
SE20 7DT

- **Attractive Freehold Café and Residential Investment**
- Established A3 location in popular suburb
- Flat let on an Assured Shorthold Tenancy
- Shop Reversion 2021
- Total Current Rents Reserved
£26,320 pa



Tenure
Freehold.

Location
Penge is a popular suburb located between Crystal Palace and Beckenham, about 9 miles south of central London. The area enjoys good communications, being served by Penge East and Penge West stations (Victoria – 20 minutes, London Bridge – 25 minutes, St Pancras – 30 minutes).
The property forms part of a terrace of similar properties between the junctions of High Street (A234) with Southey Street and Penge Lane. Occupiers close by include Superdrug, Poundland, McDonald's, KFC, Cash Converters and Coral amongst others.

Description
This mid terrace property is arranged on ground and one upper floor to provide a shop, currently trading as a café, together with a self-contained flat on the first floor, access to which is from the rear. The property benefits from forecourt seating and rear access.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 93 Band D (Copy available on website).
Flat EPC Rating 67 Band D (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
113	Christian Breteche (t/a Harledge Café)	Gross Frontage	4.55 m	(14' 11")	A term of years from 22.09.2006 to 04.08.2021 Rent review every 5th year FR & I	£16,000 p.a.	Expiring 2021
		Net Frontage	4.20 m	(13' 9")			
		Shop Depth	7.95 m	(26' 1")			
		Built Depth	10.65 m	(34' 11")			
113A	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom			Assured Shorthold Tenancy at £860 p.c.m.	£10,320 p.a.	Reversion 31.05.2018
						Total £26,320 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
Seller's Solicitor Ms M Greer-Walker, Stone King LLP. Tel: 0207 324 1753 e-mail: melaniegreer-walker@stoneking.co.uk
Joint Auctioneer N Payne Esq, Gildersleve & Payne. Tel: 0208 686 4400 e-mail: nickp@gpcommercial.co.uk