

Tenure Freehold.

Location

Grove Park is a popular commuter suburb situated 3 miles south-east of Lewisham and 9 miles south-east of the centre of London. The area benefits from regular train services to central London.

The properties form part of a local parade that is situated on the west side of Baring Road, just south of the crossroads that join Baring Road, Downham Way, Pullman Mews and the A2212. Grove Park Railway Station

Downham Way, Pullman Mews and the A2212. Grove Park Hallway Station is located on this junction.

Occupiers close by include the Post Office, Coral, Sainsbury's Local, Tesco Express, a chemist and a variety of local occupiers.

Description

The property is arranged on ground and two upper floors to provide 4 ground floor shop units, together with 4 self-contained maisonettes above. With the exception of shop No. 378 Baring Road, all of the units have been sold off on a long lease.

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.	Reversion
ſ	374 & 374A	Mr Paul Polyvious	Ground Floor Shop & Second Floor Flat		99 years from 01.02.1955	£10 p.a.	Reversion 2054
	376 & 376A	Mr G R Gotobed	Ground Floor Shop and First Floor Flat		99 years from 25.12.1954	£10 p.a.	Reversion 2053
	378	Mr Raimundans Cilisauskas	Gross Frontage5.60 mNet Frontage4.70 mShop Depth9.45 mBuilt Depth13.75 mGround Floor60.30 sq m	(18' 5") (15' 5") (31' 0") (45' 2") (649 sq ft)	20 years from 27.11.2008 Rent review every 5th year FR & I	£10,000 p.a.	Rent Review 2018
	378C	Kee Yau Chung & Lai Yung Chung	First Floor Flat		189 years from 18.03.1988	Peppercorn	Reversion 2177
	378A & 378B	Khosla Investments Limited	Ground Floor Shop and Second Floor Flat		99 years from 24.06.2006	£10 p.a.	Reversion 2105
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Total £10,030 p.a.

London SE12 374/378 Baring Roa

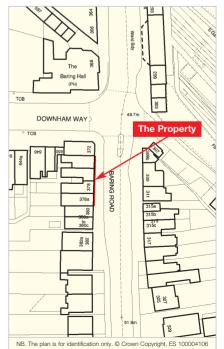
374/378 Baring Road Grove Park SE12 0EF



- Freehold Shop and Ground Rent Investment
- Comprising a shop and 4 ground rent investments
- Centrally located close to Grove Park Rail Station
- No VAT applicable
- Total Current Rents Reserved

£10,030 pa





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 A Shah Esq, Frank Forney & Partners LLP. Tel: 020 8889 1971 e-mail: ajay@forneys.co.uk