

## London SE12

### 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**



#### 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 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.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

| No.         | Present Lessee                 | Accommodation   | Lease Terms  | Current Rent<br>£ p.a. | Reversion        |
|-------------|--------------------------------|---|--|------------------------|------------------|
| 374 & 374A  | Mr Paul Polyvius               | 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 Frontage 5.60 m (18' 5")<br>Net Frontage 4.70 m (15' 5")<br>Shop Depth 9.45 m (31' 0")<br>Built Depth 13.75 m (45' 2")<br>Ground Floor 60.30 sq m (649 sq ft) | 20 years from 27.11.2008<br>Rent review every 5th year<br>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   |

**Total £10,030 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** A Shah Esq, Frank Forney & Partners LLP. Tel: 020 8889 1971 e-mail: [ajay@forneys.co.uk](mailto:ajay@forneys.co.uk)

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