

London SE26 **166 Sydenham Road** **Sydenham** **SE26 5JZ**

- **Virtual Freehold Shop Investment**
- Located in a densely populated South East London suburb
- Shop let until 2023 (no breaks)
- No VAT applicable
- Rent Review 2019
- Current Rent Reserved
£10,200 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 2014 (thus having some 996 years unexpired) at a peppercorn ground rent.

Location

Sydenham is a densely populated South East London suburb located to the north-west of Beckenham and the north-east of Crystal Palace. The property is located on the south side of Sydenham Road (A212), at its junction with Kent House Road, less than half a mile from Sydenham Rail Station which provides a regular and direct service to London Bridge (approximately 20 minutes). Occupiers along Sydenham Road include Kwik Fit, Enterprise Rent-A-Car, Lidl, Santander, NatWest, Boots, Superdrug and Tesco Express.

Description

The property is arranged on ground floor only to provide a lock-up shop, which forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.55 m	(14' 11")
Net Frontage	3.80 m	(12' 6")
Shop and Built Depth	9.70 m	(31' 10")

Tenancy

The property is at present let to S M FOSTER (t/a Style Barbers) for a term of 10 years from 9th October 2013 at a current rent of £10,200 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

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.

