

London SE22

56-62 Lordship Lane East Dulwich SE22 8HJ

- **Freehold Supermarket and Residential Investment**
- Supermarket let to Somerfield Property Co Ltd on a lease expiring in 2027
- The upper floors comprise 10 self-contained flats
- Well located in this prosperous and popular south-east London suburb
- Supermarket Rent Review 2020
- Flat tenant holding over
- Total Current Rents Reserved
£279,747.49 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

East Dulwich is an affluent suburb, situated some 4 miles south-east of Central London. Communications are excellent, the area being served by the A205 (South Circular), as well as regular rail services, both at East Dulwich and North Dulwich Stations (London Bridge 15 minutes). The property is situated on the west side of Lordship Lane which is the main retail thoroughfare serving the surrounding densely populated residential area. The property is between the junctions with Ashbourne Grove and Matham Grove and occupiers close by include HSBC Bank, Barclays Bank, Post Office, Iceland, William Hill, Betfred, Foxtons and White Stuff.

Description

The property is arranged on ground and three upper floors to provide a ground floor supermarket which benefits from rear access from Ashbourne Grove and first floor ancillary accommodation. The upper floors provide ten self-contained flats which are approached via an entrance on Lordship Lane and benefits from an internal lift. There is an aerial on the roof.

VAT

VAT is 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.	Next Review/ Reversion
Ground Floor	Somerfield Property Co. Ltd (Co-operative Supermarket)	Gross Frontage 23.10 m (75' 9") Shop & Built Depth 36.05 m (118' 3") Ground Floor 718.80 sq m (7,737 sq ft) First Floor 292.25 sq m (3,146 sq ft)	35 years from 29.09.1992 Rent review every 7th year Effectively FR & I by way of Service Charge Recovery	£155,000 p.a.	Rent Review September 2020
Flat 1	Andrew Lloyd Housing Ltd	Second Floor Flat – 2 Bedrooms, Kitchen and Bathroom	1 year from 01.05.2013	£10,500 p.a.	Holding Over
Flat 2	Andrew Lloyd Housing Ltd	Second Floor Flat – 1 Bedroom, Kitchen and Bathroom	1 year from 01.05.2013	£8,100 p.a.	Holding Over
Flat 3	Andrew Lloyd Housing Ltd	Second Floor Flat – 1 Bedroom, Kitchen and Bathroom	1 year from 01.05.2013	£8,100 p.a.	Holding Over
Flat 4	Andrew Lloyd Housing Ltd	Second Floor Flat – 2 Bedrooms, Kitchen and Bathroom	1 year from 01.05.2013	£10,500 p.a.	Holding Over
Flat 5	Andrew Lloyd Housing Ltd	Second Floor Flat – 3 Bedrooms, Kitchen and Bathroom	1 year from 01.05.2013	£12,600 p.a.	Holding Over
Flat 6	Andrew Lloyd Housing Ltd	Third Floor Flat – 1 Bedroom, Kitchen and Bathroom	1 year from 01.05.2013	£8,100 p.a.	Holding Over
Flat 7	Andrew Lloyd Housing Ltd	Third Floor Flat – 1 Bedroom, Kitchen and Bathroom	1 year from 01.05.2013	£8,100 p.a.	Holding Over
Flat 8	Andrew Lloyd Housing Ltd	Third Floor Flat – 1 Bedroom, Kitchen and Bathroom	1 year from 01.05.2013	£8,100 p.a.	Holding Over
Flat 9	Andrew Lloyd Housing Ltd	Third Floor Flat – 2 Bedrooms, Kitchen and Bathroom	1 year from 01.05.2013	£10,500 p.a.	Holding Over
Flat 10	Andrew Lloyd Housing Ltd	Third Floor Flat – 2 Bedrooms, Kitchen and Bathroom	1 year from 01.05.2013	£10,500 p.a.	Holding Over
Roof Aerial	T Mobile (UK) Ltd	Roof Aerial	10 years from 25.03.2008	£14,644.90 p.a.	Reversion 2018
Telecom Cabinet	02 (UK) Ltd	Third Floor – Telecom Cabinet	15 years from 17.10.2002. Rent review every 3rd year	£15,002.59 p.a.	Rent Review October 2014

NB. Residential accommodation details provided by the Vendor.

Total £279,747.49 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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