

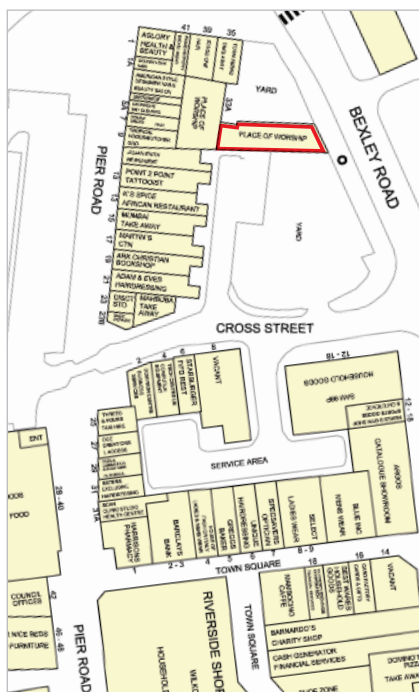
Erith

33 Bexley Road

Kent

DA8 1SH

- **Virtual Freehold Church Investment**
 - Town centre location
 - Reversion 2017
 - Current Gross Rent Reserved
- £32,000 pa**



Tenure

Leasehold. Held on a lease from Bingwood Property Company LLP for a term of 900 years from 23rd July 2004 (thus having some 888 years unexpired) at a fixed ground rent of £1,040 per annum.

Location

Erith is a densely populated South East London commuter suburb in the London Borough of Bexley, which lies 18 miles south-east of central London and 5 miles north-west of the M25 Motorway. The town benefits from regular rail services to London Cannon Street in 36 minutes and it is located adjacent to the River Thames. The property is situated on Bexley Road, opposite Erith Town Hall, backing onto a car park for circa 50 cars, adjacent to which is Erith Riverside Shopping Centre, where occupiers include Argos, Greggs, Iceland and Wilko.

Description

The property is arranged on ground and one upper floor with a small cellar to provide a former commercial building, now occupied as a church.

The property provides the following accommodation and dimensions:

Ground Floor	158 sq m	(1,700 sq ft)
First Floor	157 sq m	(1,690 sq ft)
Cellar	6.5 sq m	(70 sq ft)
Total	321.5 sq m	(3,460 sq ft)

Tenancy

The entire property is at present let to A D EMMANUEL, O A OGUNRINOLA and Y BANKOLE, who occupy the buildings as the Celestial Church of Christ, for a term of 5 years from 9th July 2012 at a current rent of £32,000 per annum. The lease contains internal repairing covenants.

Tenant Information

The occupier, the Celestial Church of Christ Erith Parish, is a registered charity (no. 1134663).

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

We are advised an EPC is not required.

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 | Pentecost Esq, dgb Solicitors. Tel: 01634 304013 e-mail: ian.pentecost@dgblaw.co.uk