

London SE13

114/114A Lewisham High Street

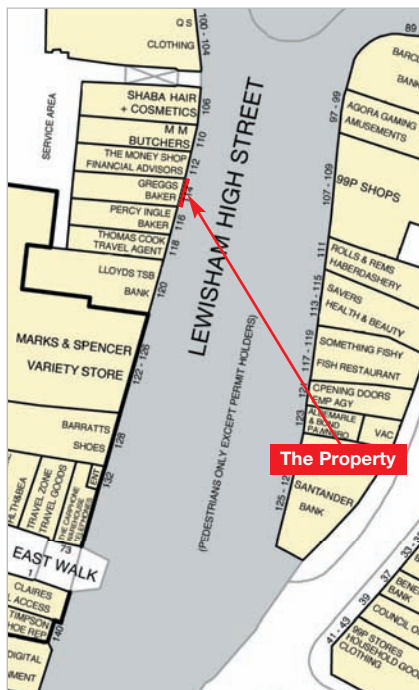
Lewisham SE13 6JG

- Well Located Freehold Shop Investment
- Comprising a shop and a self-contained maisonette
- Entirely let to Greggs plc
- Lease expires 2015
- Pedestrianised town centre location close to Marks & Spencer and Lewisham Shopping Centre
- Rent Review June 2010 (outstanding)
- Current Rent Reserved **£54,000 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Lewisham is a densely populated South-East London suburb and important retail centre located 4 miles south-east of Central London. The property enjoys good rail connections to London and the South-East whilst road communications are good with the A20 and A21 trunk roads passing close by. The property is well located, being in a pedestrianised town centre location, close to Marks & Spencer and an entrance to Lewisham Shopping Centre. Other occupiers close by include Barclays, Percy Ingle, Thomas Cook, Lloyds TSB, Primark, The Carphone Warehouse, Peacocks, Superdrug, TK-Maxx, Santander and Savers.

Description
The property is arranged on ground and three upper floors to provide a ground floor shop with first floor storage and a self-contained maisonette on the two upper floors which is approached from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.40 m	(17' 8")
Net Frontage	5.00 m	(16' 5")
Shop Depth	7.80 m	(25' 7")
Built Depth	21.25 m	(69' 8")
Ground Floor	52.4 sq m	(564 sq ft)
First Floor	73.5 sq m	(791 sq ft)
Second and Third Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom (sub-let)		

Tenancy

The entire property is at present let to GREGGS PLC for a term of 15 years from 12th June 2000 at a current rent of £54,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand that the maisonette (114A Lewisham High Street) is sub-let on a Regulated Tenancy.

Tenant Information

No. of Branches: 1,450 nationwide.
Website Address: www.greggs.co.uk
For the year ended 2nd January 2010, Greggs plc reported a turnover of £658m, a pre-tax profit of £48.7m and a net worth of £172.9m. (Source: riskdisk.com 04.11.2010.)

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 62 London SE13.**

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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