

London SE23

57 Waldram Park Road

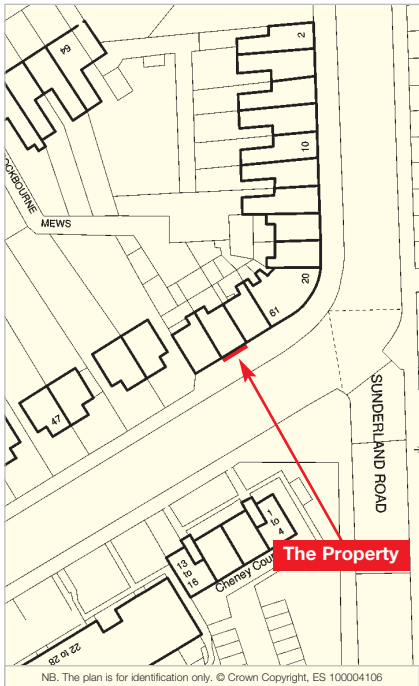
Forest Hill

SE23 2PW

- Freehold and Unmerged Leasehold Interests
- Vacant Retail Unit with Two Vacant Flats
- Located in a densely populated area

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

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Tenure

Freehold and unmerged leasehold interests held for a term of 99 years from 1st January 2002 at a ground rent of £200 per annum. Fixed increases to £400 per annum from 1st January 2036 and £800 per annum from 1st January 2070.

Location

Forest Hill is a residential suburb of South-East London lying some 3 miles east of Dulwich Village on the South Circular Road (A205). The property is situated a short distance east of Forest Hill Rail Station and the area also has excellent bus services. The area provides mainly local shopping with branches of Maplin and Plumb Center close by.

Description

The property is arranged over basement, ground and two upper floors to provide basement and ground floor retail accommodation and two flats (first floor flat and top floor flat) on the upper floors. A third residential unit, held freehold and known as The Mews House, does not form part of the sale.

VAT

VAT is not applicable to this lot.

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 119 London SE23**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Vacant	Gross Frontage (1) 5.90 m (19' 4") Net Frontage 4.30 m (14' 2") Shop and Built Depth 8.6 m (28' 3") Ground Floor 33.25 sq m (357.91 sq ft)	Terms are currently agreed with a local occupier for a 10 year lease at £12,000 per annum back dated to 31st September 2011. Negotiations are ongoing and occupation is subject to contract.		
First Floor	Vacant	Two Rooms, Kitchen, Bathroom			
Second Floor	Vacant	Two Rooms, Kitchen, Bathroom			

(1) Includes entrance to upper floors.

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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