

London SE6
123 Wellmeadow
Road,
Catford
SE6 1HN

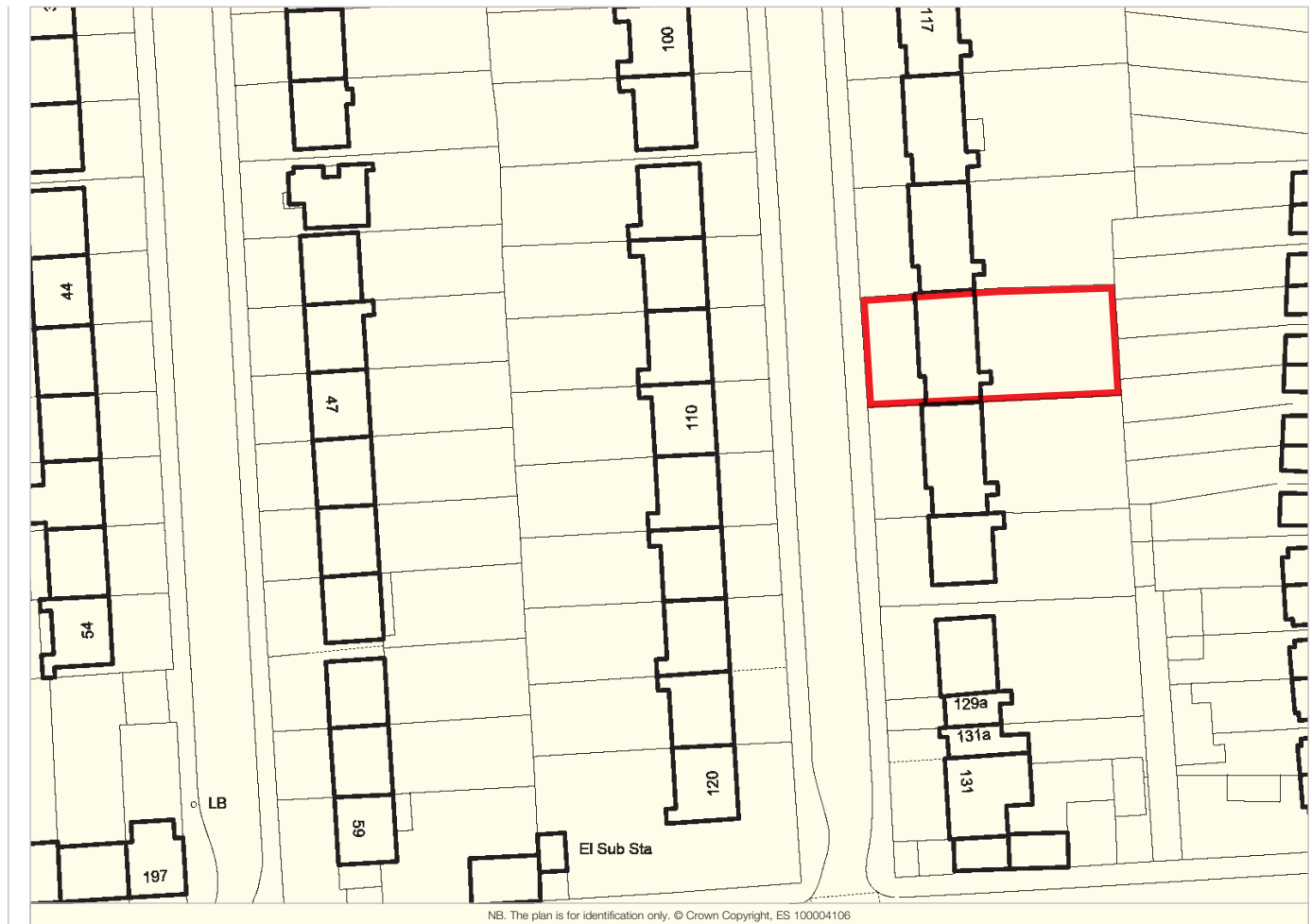
- **A Freehold Mid Terrace Building arranged to provide a House (Unit 'B') together with Three Self-Contained Flats (Units 'A'-'C')**
- Each Unit subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved **£52,740 per annum (equivalent)**

To View

Flat A (Ground Floor) will be open for viewing between 12.00 – 12.30 p.m on Monday 23rd March (Ref: UD).

Seller's Solicitor

Messrs Kuits LLP (Ref: Ms G Battersby).
Tel: 0161 832 3434.
Email: gillianbattersby@kuits.com



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The property is situated on the east side of Wellmeadow Road, between its junctions with Brownhill Road and Sandhurst Road. Local amenities can be found in Hither Green to the north with the more extensive facilities of Catford and Lewisham being approximately 1 mile to the west and 1.5 miles to the north-west respectively. Rail services to London run from Hither Green Station with road access afforded by the A205 (South Circular Road) and A20 (Sidcup By-pass).

Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched, tile clad roof. The property is internally arranged to provide a house (Unit 'B') and three self-contained flats (Units 'A'-'C'). Externally there is a paved area to the front and a rear garden.

Accommodation and Tenancies

The property was part inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.

Unit	Floor	Accommodation	Terms of Tenancy	Rent £ p.a. (equivalent)
'B'	Ground	Kitchen, Reception Room (with access to private garden)	The property is subject to an Assured Shorthold Tenancy for a term of 1 year (less one day) from 7th January 2015	£15,080 p.a.
	First	Two Bedrooms, Bathroom		
'A'	Ground	The property was not internally inspected by Allsop. We understand that the property provides: Reception Room with integral Kitchen, Two Bedrooms, Bathroom with WC and wash basin, Access to Rear Garden	The property is subject to an Assured Shorthold Tenancy for a term of 1 year (less one day) from 29th August 2014	£14,200 p.a.
'C'	First	Reception Room, Bedroom, Kitchen, Bathroom	The property is subject to an Assured Shorthold Tenancy for a term of 1 year (less one day) from 5th September 2014	£13,200 p.a.
	Second (in eaves)	Bedroom		
'D'	First	Reception Room, Kitchen, Bathroom	The property is subject to an Assured Shorthold Tenancy for a term of 1 year (less one day) from 2nd September 2014	£10,260 p.a.
	Second (in eaves)	Bedroom		

Total £52,740 p.a.

INVESTMENT – Freehold Building

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

LOT 111 WITHDRAWN

