

Lot 19

626 Old Kent Road,
London SE15 1JB

GUIDE PRICE: £190,000



LOCK UP SHOP AND FLAT INVESTMENT

This investment property consists of a ground floor retail unit with a self-contained flat to rear. The flat has an independent entrance and comprises of two bedroom accommodation. The building is let out on a new 25 year lease from June 2011 with an increased rent of £2000 pcm until March 2012 in place by way of a premium and thereafter the rent will be £1500 pcm (£18,000 pa) with rent reviews taking place every three years. The property is sold with the benefit of this ongoing income. The unit is situated close to the junction of Peckham Park Road in a mixed residential and commercial area within easy access of public transport.

ACCOMMODATION

Shop: 337.81 sq ft

Flat: comprising two bedrooms, living room, kitchen, bathroom/WC

TENURE

Leasehold – 99 years from 16 November 2000 at a ground rent of £100 pa

LOCAL AUTHORITY & TAX RATING

Southwark Council 020 7525 5000

Council Tax Band: B

Rateable Value: £4,600

VENDORS SOLICITORS

Mr M Hidvedgy, Jeffries Solicitors, Courtway House
129 Hamlet Court Road, Westcliff-on-Sea, Essex SS0 7EW
01702 332311

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN