

**Lot 21, Printers London, 4 Odeon Parade, Eltham, London,  
SE9 6BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



# Lot 21, Printers London, 4 Odeon Parade, Eltham, London, SE9 6BZ

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## Property Information

### Virtual Freehold Retail Investment

- Let to an Individual (t/a Printers London)
- Lease expires April 2033 (no breaks)
- Prominent location just off Well Hall Road (A208)
- Located in established retail parade
- Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness

#### Lot

21

#### Auction

13th July 2023

#### Rent

£17,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles south-east of Greenwich, 9 miles south-east of Central London

#### Roads

A2, A20, A205, A208

#### Rail

Eltham Train Station

#### Air

London City Airport, London Gatwick Airport, London Heathrow Airport

### Situation

The property is located in a prime location on the western side of Well Hall Road (A208), less than half a mile from Eltham Station. The property is situated in an established, local retail parade on Odeon Parade. Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness.

### Tenure

Virtual Freehold. Held for a term of 999 years less three days from 27/06/2012 at a fixed peppercorn ground rent.

### EPC

Band D

### Description

The property comprises a shop arranged on the ground floor only.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail/Ancillary	84.87	(914)	T.GLASSCOCK (t/a Printers London) (2)	20 years from 08/04/2013	£17,000	08/04/2028
<b>Total</b>		<b>84.87</b>	<b>(914)</b>			<b>£17,000</b>	

(1) Areas provided by VOA (<https://www.tax.service.gov.uk/business-rates>)

(2) Printers London offer a wide range of printing and binding services, from business cards to books to brochures and posters ([www.printers-london.com](http://www.printers-london.com))



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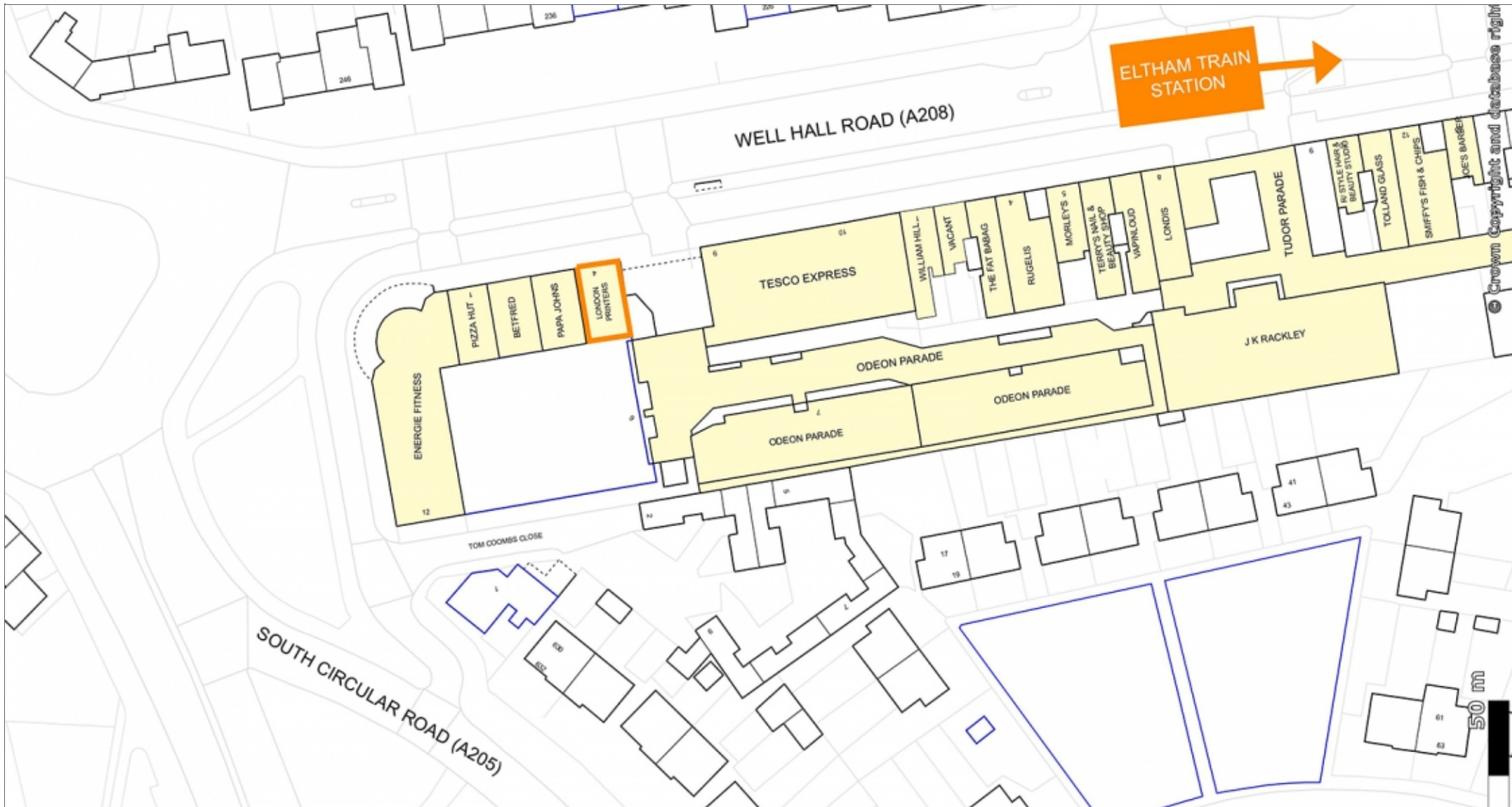
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## Contacts

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September 2020