

lot 55

## 60 Deptford High Street London SE8 4RT

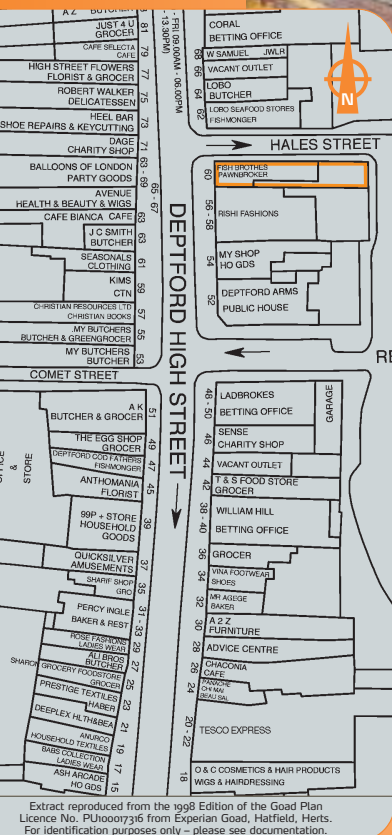
Rent  
**£42,500**  
per annum  
exclusive

### Virtual Freehold Retail Investment

- Ground and basement let to Fish Brothers Group Limited until 2022
- Prominent corner position on pedestrianised High Street
- Nearby occupiers include Ladbroke's, Coral Bookmakers, Greggs and Halifax Bank
- Six Week Completion Period Available



On the instructions  
of J Pitt and B Moon  
acting as Joint Fixed  
Charge Receivers



### Location

Miles: 1.7 miles west of Greenwich  
5.8 miles south-east of Central London

Roads: A2209, A2, A206

Rail: Deptford Railway Station (6 minutes to London Bridge,  
10 minutes to London Cannon Street), Deptford Bridge DLR  
(11 minutes to Canary Wharf)

Air: London City Airport

### Situation

The property is situated in a prominent corner location on the eastern side of the pedestrianised High Street, at its junction with Hales Street. Nearby occupiers include Ladbroke's, Coral Bookmakers, Greggs and Halifax Bank.

### Description

The property comprises a ground floor retail unit with basement ancillary accommodation.

### Tenure

Virtual Freehold. Held for a term of 999 years from 31st January 2007 until 30th January 3006 at a peppercorn rent.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including any in relation to the VAT, can be given. The Law of Property Act Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	117.36 sq m (1,263 sq ft)	<b>FISH BROTHERS GROUP LIMITED (1)</b>	15 years from 31/01/2007 until 30/01/2022 on a full repairing and insuring lease	£42,500	31/01/2012
Basement	Ancillary	Not Measured				
<b>Totals</b>		<b>117.36 sq m (1,263 sq ft)</b>			<b>£42,500</b>	

(1) For the year ending 31st March 2011, Fish Brothers Group Limited reported a turnover of £12,156,325, pre-tax profits of £1,629,405 and a net worth of £6,719,103. (Source: www.riskdisk.com 19/09/2011)

### For further details please contact:

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