

lot 28**83 Eltham High Street, Royal London Borough of Greenwich
London SE9 1TD****Rent**
£31,750
per annum
exclusive**Freehold Retail Investment**

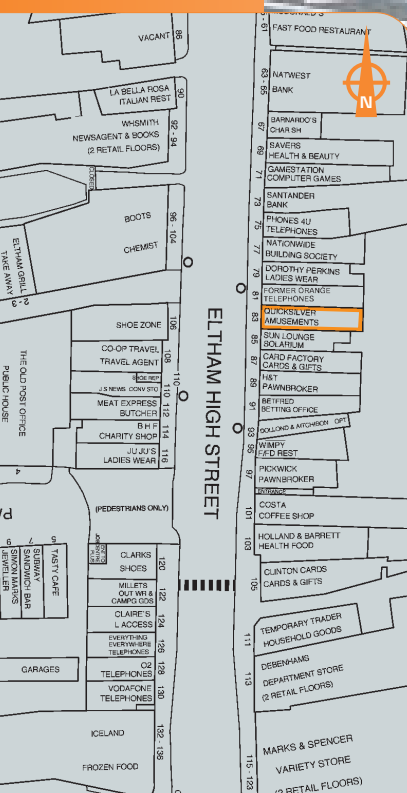
- Prime high street location in popular London suburb

- Nearby occupiers include Boots the Chemists, Santander Bank, Dorothy Perkins and Marks & Spencer
- Six Week Completion Period Available



On behalf of
P Matthews and E Starling
as Joint LPA Receivers

Wedlake Bell

**Location**

Miles: 8 miles south-east of Central London
Roads: A20, A2, A205 (South Circular)
Rail: Eltham Railway Station (direct to London Victoria, Cannon Street and Charing Cross)
Air: London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

The property is situated in a prime position on the north side of Eltham High Street opposite Chequers Parade. Nearby occupiers include Marks & Spencer, Boots the Chemists, Santander Bank, Dorothy Perkins and Debenhams.

Description

The property comprises a ground floor retail unit currently used as an amusement arcade, with ancillary accommodation to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receiver is 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/ (Reversion)
Ground	Retail	109.89 sq m (1,182 sq ft)	BLACKHEATH LEISURE (CAROUSEL) LTD (n) (t/a Quicksilver)	11 years from 18/11/2004 on a full repairing and insuring lease	£31,750	25/03/2015 (18/11/2015)
Totals		109.89 sq m (1,182 sq ft)			£31,750	

(n) Blackheath Leisure (Carousel) Ltd is a subsidiary of Talarus Ltd. Talarus Ltd operate in excess of 200 gaming venues in the UK and are licensed by the UK Gambling Commission. Talarus Ltd is the leading and largest gaming centre operator in the UK with decades of experience and an unsurpassed track record in the gaming industry. Talarus is a wholly owned subsidiary of Tatts Group, one of the largest gaming companies in Australia, operating lotteries, wagering and gaming businesses. Tatts Group (TTS) is listed on the Australian Stock Exchange (ASX:TTS). (Source: www.quicksilver.co.uk 02/03/12)

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