

lot 4

106 High Street
Eltham, Greenwich, London SE19 1BJ

Rent
£52,500 per
annum
exclusive

Freehold Retail Investment

- Entirely let to Shoe Zone Retail Limited on a 15 year lease
- Prominent corner unit in High Street location
- Nearby occupiers include Boots Chemist, Marks and Spencer, Dorothy Perkins, Card Factory and Nationwide Building Society



On Behalf of
Liquidators



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

Situation

Eltham is a suburb in South East London within the Royal Borough of Greenwich. The property is situated in a prominent position on the High Street and forms part of the Chequers Parade. Nearby occupiers include Boots Chemist, Marks and Spencer, Dorothy Perkins, Card Factory and Nationwide Building Society.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation and benefits from a small yard and servicing to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	116.11 sq m (1,250 sq ft)	SHOE ZONE RETAIL LIMITED (1)	15 years from 03/07/2006 until 02/07/2021 on a full repairing and insuring lease	£52,500	03/07/2016
First	Ancillary	71.43 sq m (769 sq ft)				
Totals		187.54 sq m (2,019 sq ft)			£52,500	

(1) For the year ending 4th October 2014, Shoe Zone Retail Limited reported a turnover of £172,861,000, pre-tax profits of £11,677,000 and a total net worth of £29,677,000. (Source: Experian Group 13/01/2015)

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