

Lot 8, 14-15 Stratheden Parade, Old Dover Road, Blackheath, London SE3 7SY

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Bank & Residential Ground Rent Investment

- Bank let to National Westminster Bank Plc until June 2025
- Includes 4 flats let on long leases
- Nearby occupiers include Marks & Spencer Food Hall, Post Office and a number of local traders.
- VAT-free Investment
- Popular South London Suburb

Lot

8

Auction

3rd November 2022

Rent

£38,400 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

Location

Miles 7 miles south east of Central London
Roads A102, A2, B210, B211
Rail Westcombe Park Station, Blackheath Station
Air London City Airport

Situation

Blackheath is an attractive, popular and busy London suburb located 7 miles south east of Central London. The property is situated fronting Old Dover Road on Stratheden Parade, a small retail parade. Nearby retailers include Marks & Spencer Food Hall, Post Office and a number of local traders.

Tenure

Freehold.

EPC

See legal pack.

Description

The property comprises a banking hall arranged on the ground floor only, forming part of a larger branch. The property also comprises four self contained flats arranged on the first & second floors, all let on long leases.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Ancillary	261.98	(2,820)	NATIONAL WESTMINSTER BANK PLC (1)	20 years from 10/06/2005	£38,000
Flat 14A (First)	Residential	-	(-)	INDIVIDUAL	125 years from 26/08/2003	£100
Flat 15A (First)	Residential	-	(-)	INDIVIDUAL	125 years from 26/08/2003	£100
Flat 14B (Second)	Residential	-	(-)	A COMPANY	125 years from 26/08/2003	£100
Flat 15B (Second)	Residential	-	(-)	A COMPANY	125 years from 26/08/2003	£100
Total Commercial Area		261.98	(2,820)			£38,400

(1) For the year ending 31st December 2021, National Westminster Bank Plc reported a turnover of £12,785,000,000, a pre-tax profit of £4,032,000,000 and shareholder funds of £41,796,000,000 (Source: www.northrow.com). Please note that the tenant is not currently in occupation.

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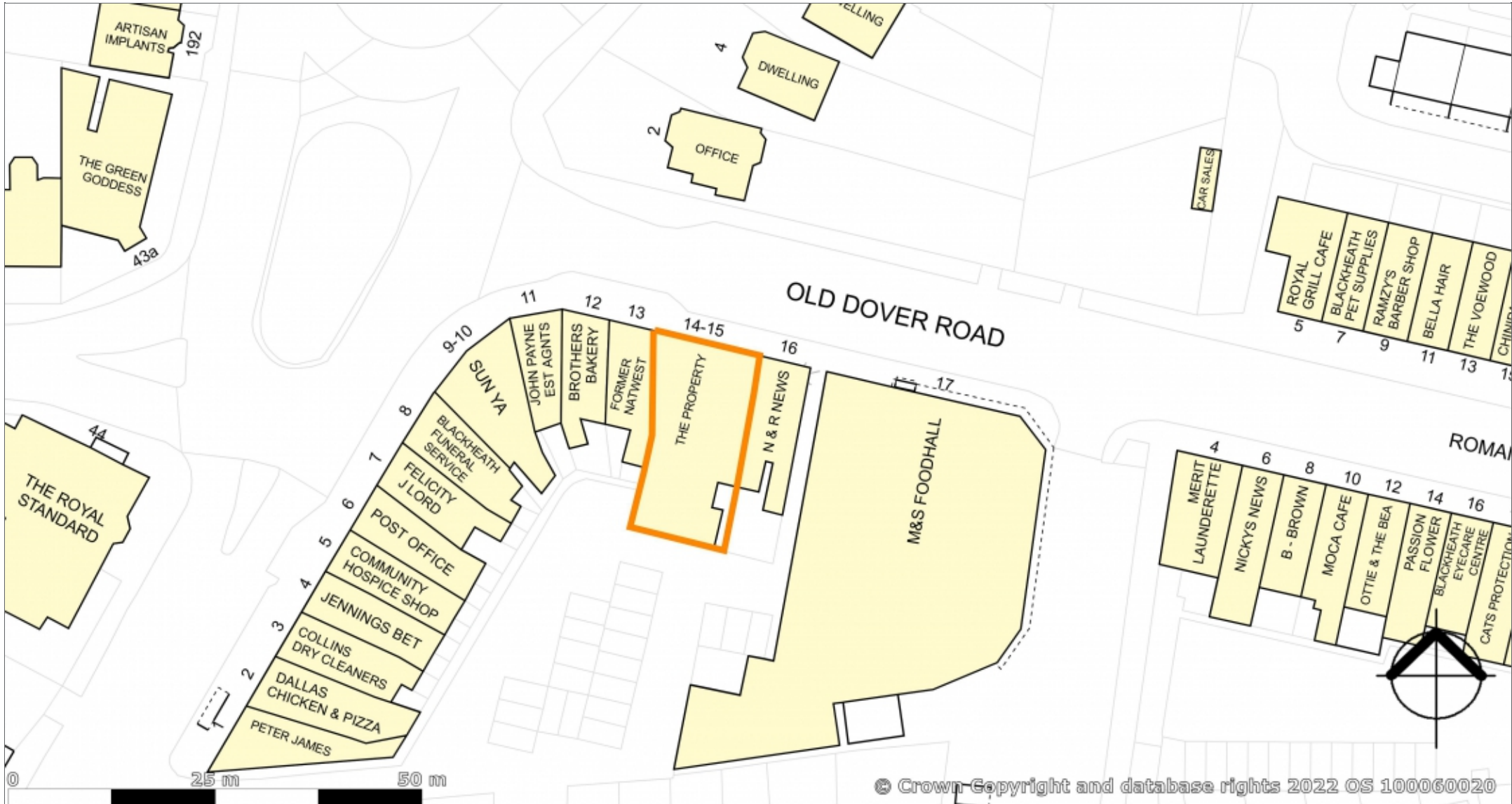
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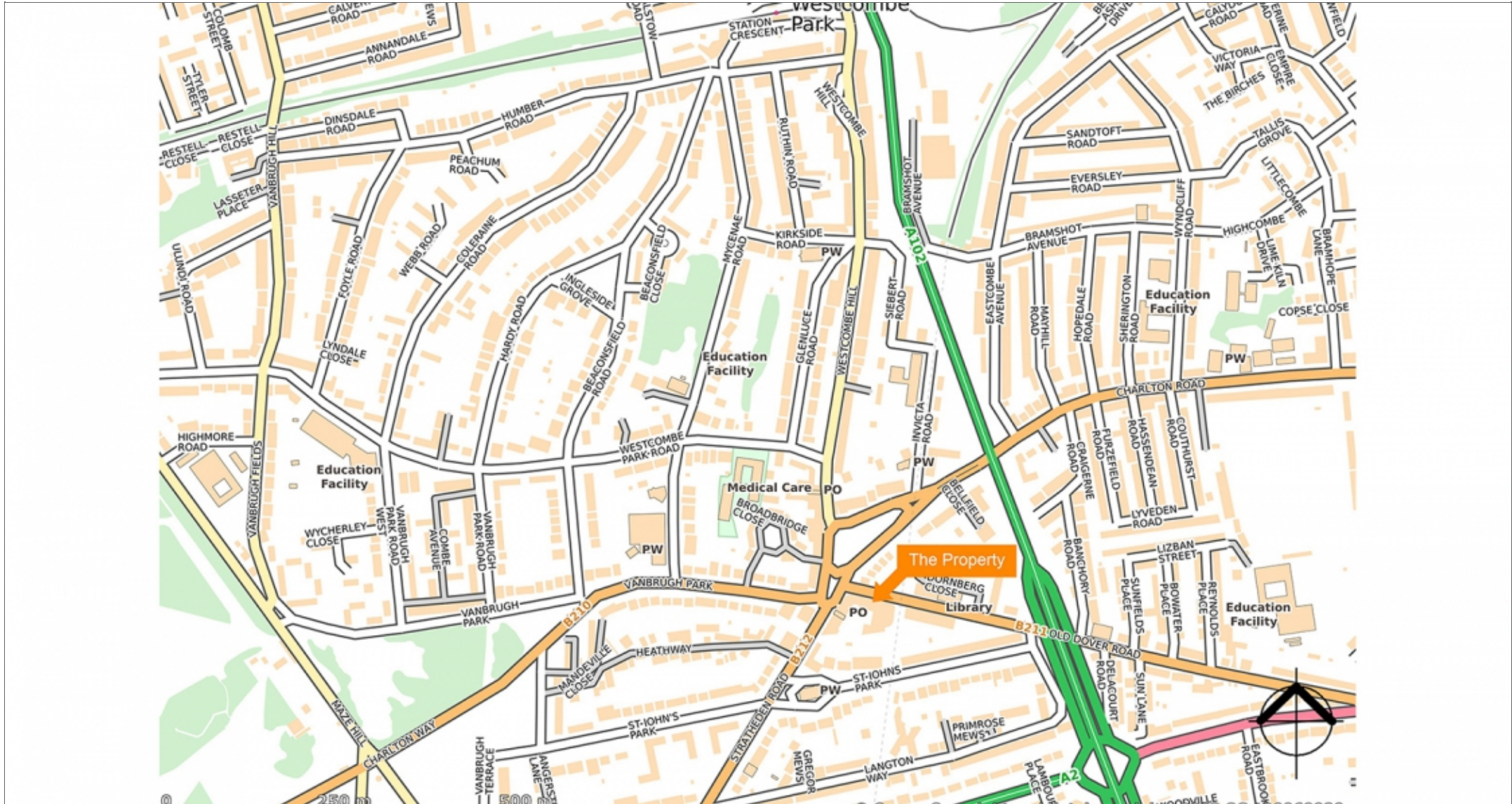
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September 2020