

lot 60

14 Deptford High Street
London SE8 4AF

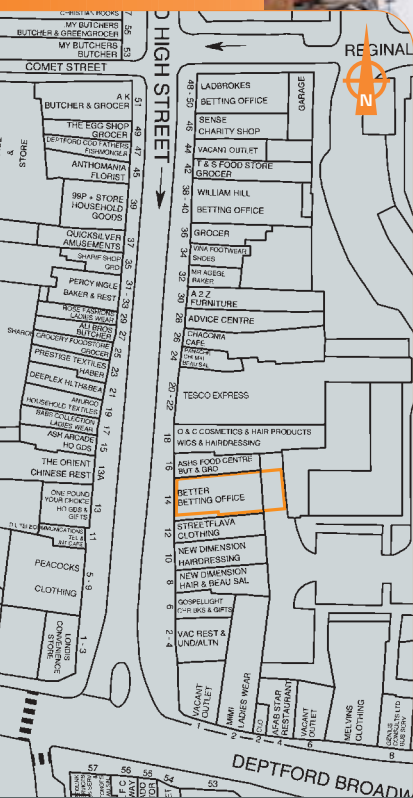
Rent
£55,000
per annum
exclusive

Virtual Freehold Retail Investment

- Ground and basement let to Betting Shop Operations Limited until 2028
- Prominent pedestrianised High Street location
- Nearby occupiers include Peacocks, Tesco Express, Londis and William Hill
- 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 location on the eastern side of the pedestrianised High Street. Nearby occupiers include Peacocks, Tesco Express, Londis and William Hill.

Description

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

Tenure

Virtual Freehold. Held for a term of 999 years from 4th January 2007 until 3rd 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	251 sq m (2,700 sq ft)	BETTING SHOP OPERATIONS LIMITED (t/a BetterBet) (1)	20 years from 21/07/2008 until 20/07/2028 on a full repairing and insuring lease	£55,000	21/07/2013
Basement	Ancillary	46 sq m (500 sq ft)				
Totals		297 sq m (3,200 sq ft)			£55,000	

(1) Launched in 2005, BetterBet offers a full betting service including high street shops and a free phone call centre. In December 2009, BetterBet merged with the country's oldest established independent bookmaker JenningsBet and now has over 70 high street shops. (Source: www.betterbet.com 19/09/2011)

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