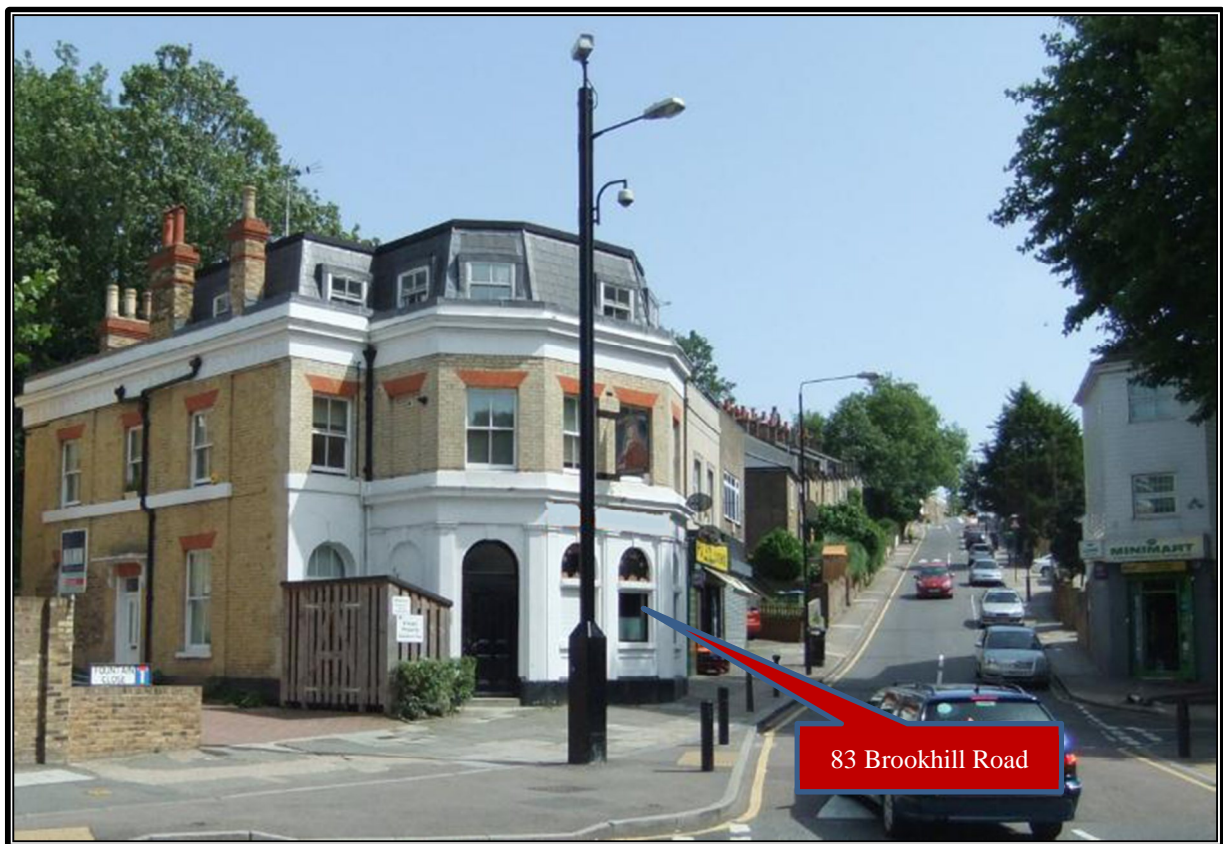


On the Instructions of Guy Hollander & Rod Weston (Joint Administrators) Mazars LLP Restructuring Services

WOOLWICH

83 BROOKHILL ROAD, SE18 6TT

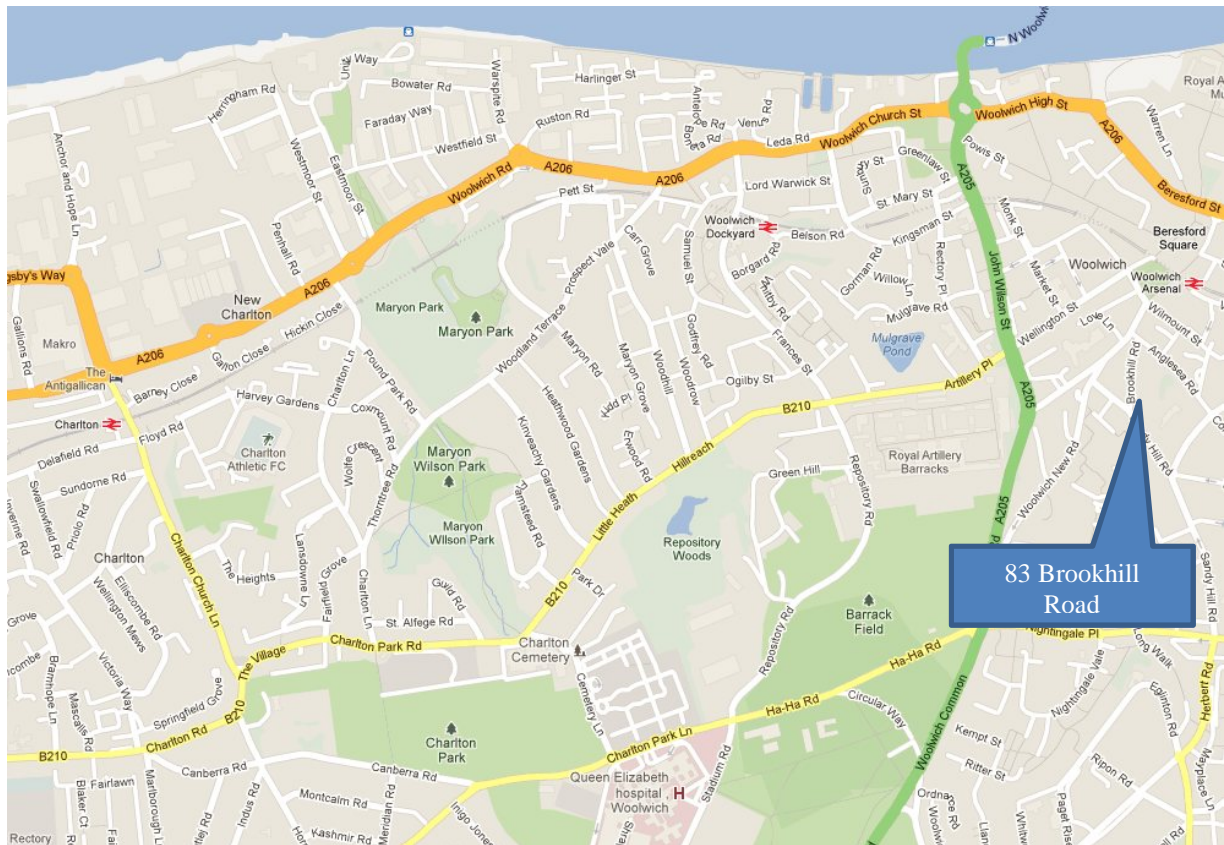


COMMERCIAL INVESTMENT FOR SALE

TURNER MORUM LLP, 32-33 COWCROSS STREET, LONDON EC1M 6DF

Misrepresentation Act 1967 1. These particulars do not form any part of an offer or contract. 2. The accuracy of the information contained herein is not guaranteed and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to its correctness. 3. Neither Turner Morum nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property. 4. All areas quoted are approximate. 5. Service installations have not been tested. **Finance Act 1989** Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction

83 BROOKHILL ROAD, WOOLWICH SE18 6TT



Location

The property is in a residential area to the south of Woolwich town centre, approx. ¼ mile from Woolwich Arsenal rail and DLR station. The site is close to the large Tesco development and the 'Woolwich Central' residential development scheme (comprising 159 new private dwellings).

Description

Formerly the Walpole Arms public house, the lower section of which was previously converted to a hairdressers and is now let to a beauty salon.

Approximate Floorspace

Ground Floor	51.1M ²	(550 sq ft)
Basement	139.4 M ²	(1,500 sq ft)
TOTAL	190.5 M²	(2,050 sq ft)

Tenure

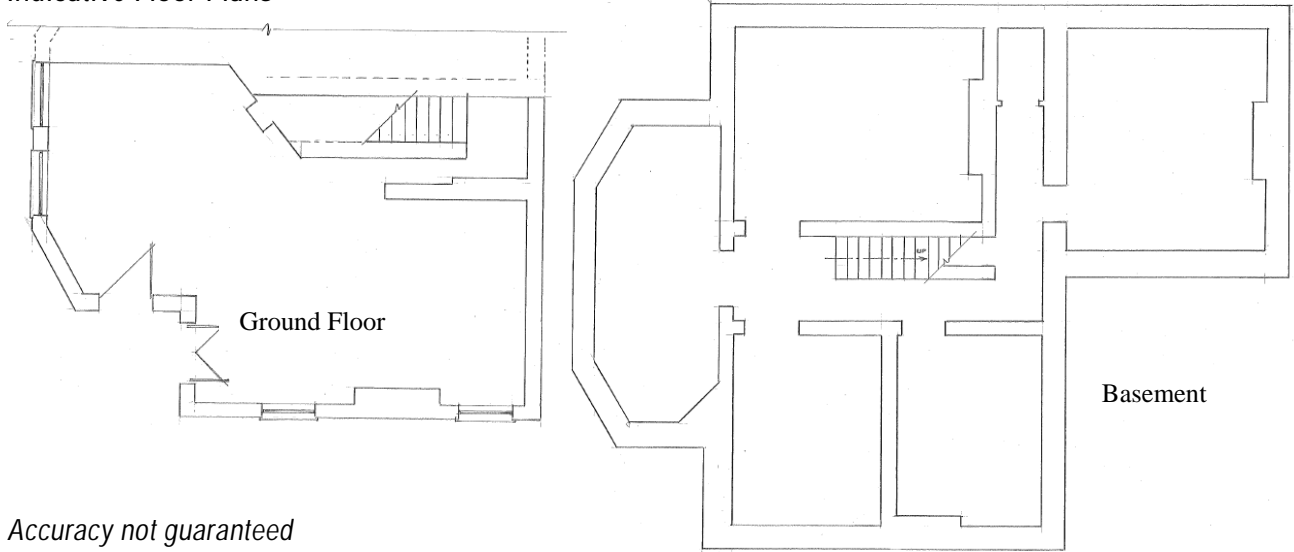
Leasehold.

Lease dated 29 July 2005 for a term of 999 years at a rent payable of £1pa (without review).

Current occupation/income

The unit is let to New Look Beauty Salon Limited (Co. No. 03870347) for a term of 5 years from 10 September 2012 at a rent of £9,600pa on terms outside ss24-28 of the Landlord & Tenant Act 1954. There is a rental deposit of £800.

Indicative Floor Plans



Accuracy not guaranteed

Proposal
Offers invited for the long
leasehold interest.

All Enquiries and viewing
Strictly by prior appointment
with the Sole Agent:

TURNER MORUM
Tony Lockwood
020 7688 3410
tlockwood@turner-morum.co.uk

Energy Performance Certificate
Non-Domestic Building



83 Brookhill Road
London
SE18 6TT

Certificate Reference Number:
0780-2073-0301-4940-6020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

97

This is how energy efficient
the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 167
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one
could have ratings as follows:

47 If newly built
60 If typical of the
existing stock