

# LOT 39

By Order of Mortgagees Not in Possession

## 21 Montpelier Avenue, Bexley, Kent DA5 3AP

### Freehold Shop & Residential Upper Part

#### Location & Description

A lock-up shop with flat above in a secondary local shopping parade in a residential locality about ½ mile from Rochester Way (A2) and 1 mile from Bexley mainline station. Bexleyheath Broadway is about 1½ miles away.

#### Accommodation (Based on VOA Website)

**Ground Floor Retail:** 720 sq ft (66.9 sq m)

**First Floor Flat:** Sold on lease for 99 years from 25.03.2004

#### Note

1. We have been unable to inspect the property internally and prospective purchasers must satisfy themselves as to the accommodation.
2. Subject to such occupation as is subsisting at the date of completion.

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**GUIDE PRICE: £45,000 plus**