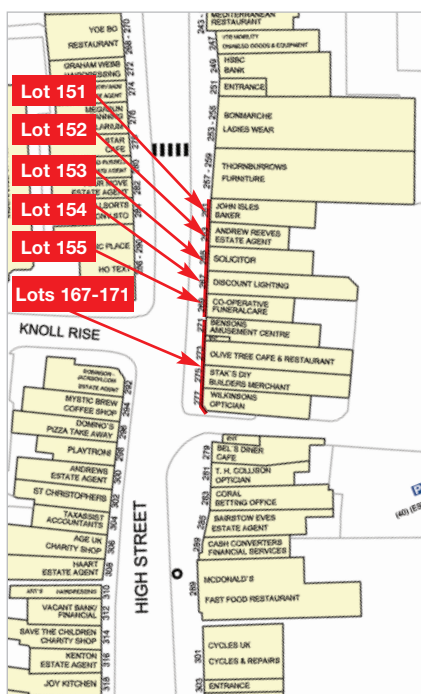


Orpington 261-269 (odd) High Street Kent BR6 0NW

- Freehold Shop and Residential Investment
- Parade of five shops, four with residential above
- To be offered individually as 5 lots
- Affluent commuter town within 30 minutes of Charing Cross
- Rent Reviews from 2017
- Total Current Rents Reserved
£166,840 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Orpington is a prosperous town located some 16 miles to the south of central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 Motorway and benefits from regular rail services to various London mainline stations. Communications with central London are excellent, with Charing Cross and Cannon Street within 30 minutes' train travel.
The property is situated in the town centre near McDonald's, Superdrug and NatWest.

Description
The property is arranged on ground and two upper floors to provide five shops, four with residential accommodation and one with storage above which is accessed from the rear.

VAT
VAT is applicable to these lots.

Documents
The legal packs will be available from the website www.allcop.co.uk

Energy Performance Certificate
For EPC Ratings please see website.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allcop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 151-155 Orpington**.

Buyer's Premium
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
151	261 & 261A	Orpington Bakery Ltd (t/a Bakery)	Ground Floor 103 sq m (1,109 sq ft) First & Second Floor Residential – 119.00 sq m (1,281 sq ft) Four Rooms, Kitchen, Bathroom	10 years from 26.04.2016 Rent review in the 5th year FR & I	£35,000 p.a.	Rent Review 2021
152	263 & 263A	Countrywide Estate Agents Ltd (t/a Andrew Reeves)	Ground Floor 73.00 sq m (786 sq ft) First & Second Floor Residential – 95.00 sq m (1,023 sq ft) Four Rooms, Kitchen, Bathroom	10 years from 12.11.2012 Rent review in the 5th year FR & I (1) Tenant break option 2017	£26,000 p.a.	Rent Review 2017
153	265	Manak Lawyers Ltd	Ground Floor 97.00 sq m (1,044 sq ft) 3 Car Spaces	7.5 years from 10.03.2016 FR & I (1)	£25,000 p.a.	Rent Review 2018
	265A	Two Individuals	First & Second Floor Residential – Four Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for 12 months from 17.03.2016	£14,400 p.a.	–
Total for Lot 153 – £39,400 p.a.						
154	267	K J Edwards (Electrical) Ltd (t/a Discount Lighting)	Ground Floor 140 sq m (1,507 sq ft) First & Second Floor Store 101 sq m (1,087 sq ft) Total 241 sq m (2,594 sq ft)	5 years from 01.01.2012 FR & I (1)	£31,200 p.a.	Reversion December 2016
155	269	Co-operative Group Ltd (t/a Co-op Funeral Care)	Ground Floor 86.9 sq m (936 sq ft)	10 years from 21.11.2008 Rent review in the 5th year FR & I	£26,000 p.a.	Reversion 2018
	269A	Individual	First & Second Floor Residential – Four Rooms, Kitchen, Bathroom 95 sq m (1,023 sq ft)	Assured Shorthold Tenancy for 12 months from 21.11.2012	£9,240	Holding Over
Total for Lot 155 – £35,240 p.a.						

NB. Ground Floor areas measured NIA, Upper Floor GIA, Provided by the Vendor.
(1) Subject to a schedule of condition.

Total £166,840 p.a.