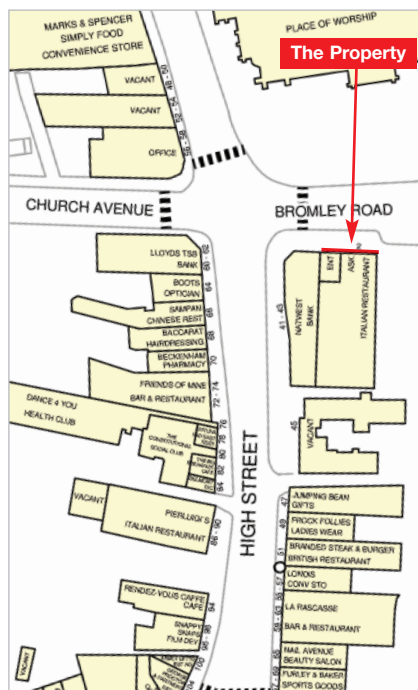


Beckenham

St George's House 2 Bromley Road BR3 2JE

- **Well Located Freehold Restaurant and Office Investment**
- Restaurant let to Ask Restaurants Ltd until 2024 (no breaks)
- Excellent restaurant destination within town centre
- Self-contained offices above totalling 364.75 sq m (3,926 sq ft)
- Rent Reviews from 2014
- Total Current Rents Reserved
£121,150 pa

**On the Instructions of the Joint LPA Fixed Charge Receivers,
Matthew J Cowlshaw and
David J Langton**



Tenure
Freehold.

Location

Beckenham is a popular London commuter suburb, with a catchment population of approximately 290,000. It is located in the London Borough of Bromley some 10 miles south-east of central London, 3 miles west of Bromley and 6 miles north-east of Croydon.

The property is situated in the St George's High Street Conservation Area on the south side of Bromley Road close to its junction with High Street in an excellent restaurant destination in the town centre. There is on-street parking and a car park close by to the subject property.

Restaurant occupiers close by on the High Street include Prezzo, Zizzi, Pizza Express, Pier Luigis Restaurant, La Rascasse Bar & Restaurant and Branded Steak & Burger Restaurant. Other occupiers include Marks & Spencer Simply Food, NatWest Bank (adjacent), Boots Optician, Lloyds Bank and a number of estate agents.

Description

The property is arranged on ground and two upper floors to provide a ground floor restaurant (some 152 covers) with ancillary accommodation to the rear. The self-contained offices are arranged on first and second floors accessed from Bromley Road. The offices comprise a mixture of open plan and demountable partitioned offices, with raised floors, suspended ceilings with recessed lighting and Ladies & Gents WCs on alternate floors.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Restaurant EPC Rating 106 Band E
Offices EPC Rating 97 Band D (Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Ask restaurants Ltd (1) (t/a Ask Italian)	Ground Floor (GIA) 325.25 sq m (3,501 sq ft)	25 years from 25.12.1999 Rent review every 5th year Effectively FR & I by way of service charge	£62,500 p.a.	Rent Review 2014
First	Aston Barclay London Ltd with Encarta Fine Wines as guarantor (2)	First Floor (NIA) 206.80 sq m (2,226 sq ft)	10 years from 15.07.2012 Rent review every 5th year Effectively FR & I by way of service charge Tenant break options in 2015 and 2017	£33,000 p.a.	Rent Review 2017
Second	A Martin Bunzl Ltd (3)	Second Floor (NIA) 157.95 sq m (1,700 sq ft)	10 years from 20.06.2011 Rent review every 5th year Effectively FR & I by way of service charge Tenant break option in 2016	£25,650 p.a.	Rent Review 2016
		Sub Total Offices (NIA) 364.75 sq m (3,926 sq ft)			
		Total 690.00 sq m (7,427 sq ft)		Total £121,150 p.a.	

(1) Dunn & Bradstreet Reports indicate the occupiers have the following strengths:

Ask Restaurants Ltd has the strongest level of D & B Rating of 5A1, representing a minimum risk of business failure. For the year ended 1st July 2012, the company reported a sales turnover of £194,202,000 with pre-tax profit of £9,023,000 and tangible net worth of £137,816,000.

(2) Dunn & Bradstreet Reports indicate the occupiers have the following strengths: Aston Barclay London Limited (Registered No. 8039143) are a private limited company registered in 2012 whose activities are the importing and trading of diamonds graded by the Gemological Institute of America. Encarta Fine Wines, who guarantee the lease to Aston Barclay, are a private Ltd company founded in 2006 and are a fine wine investment company.

(3) Dunn & Bradstreet Reports indicate the occupiers have the following strengths: A Martin Bunzl Ltd (Registered No 976023) are a leading trader and distributor of polyester yarns and fibres for the textile and paper industry with over 40 years experience. Incorporated in 1970 they operate from offices including in London and Vienna for their customers in Europe, North America and elsewhere. They have a D & B Rating of 2A1, indicating a minimum risk of business failure. For the year ended 31st March 2012, the company reported a sales turnover of £24,116,242 with pre-tax profit of £892,498 and tangible net worth of £6,786,017.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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Deloitte.
Real Estate

