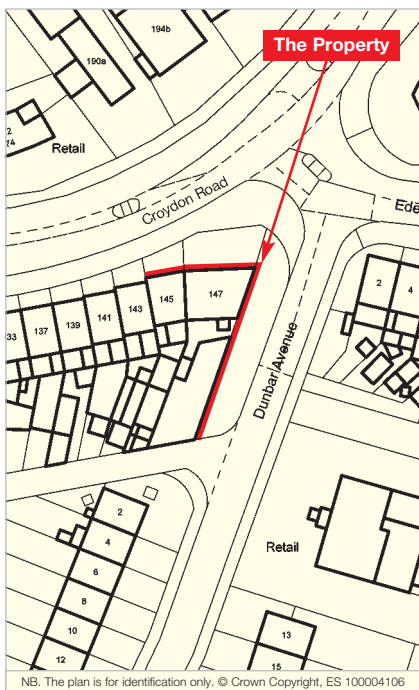


Beckenham

145-147 Croydon Road & Dudley House Kent BR3 3RB

- Attractive Freehold Shop, Office and Residential Ground Rent Investment
- Prominent corner site in affluent suburb
- Part let to Sanctuary House Association (1)
- Rent Review 2014
- Total Current Rents Reserved **£62,300 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Beckenham is a prosperous and popular suburb located in the borough of Bromley some 8 miles south-east of Central London and 5 miles north-east of Croydon. The area is well served by road, the A222 linking Bromley and Croydon, A214 linking A21 and on to the M25 at Junction 4 and rail stations at Beckenham Junction, Elmers End and Clock House. The property occupies a corner site at the junction with Dunbar Avenue, Eden Park Avenue and forms part of a popular local parade of shops. Occupiers close by include Ladbroke's, Spar, a pharmacy and a number of local traders and restaurants.

Description

The property comprises two buildings arranged on ground and two upper floors and attic, to provide 1 shop unit and 1 restaurant, each on ground floor and 3 flats on the upper floors which have been sold on long leases. To the rear, fronting Dunbar Avenue, is Dudley House, a self-contained office building arranged on ground and one upper floor.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 106 Beckenham**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
145	Michael Pelou (t/a Taste of Cyprus)	Gross Frontage 6.37 m Net Frontage 5.86 m Built Depth (AVE) 18.4 m	(20' 10") (19' 3") (60' 4") 20 years from 25.03.1996 Rent review after 2 years & every 4th thereafter FR & I	£20,000 p.a.	Rent Review 2014
147	Tracey Dermott (t/a Dermott Optical)	Gross Frontage 8.04 m Net Frontage 6.94 m Built Depth 13.0 m	(26' 5") (22' 9") (42' 8") 10 years from 06.08.2009 Rent review every 5th year FR & I (2)	£14,000 p.a.	Rent Review 2014
Flats over 145/147 A, B, C	A2 Dominion Homes Ltd	First, Second and Third Floor comprising 3 Flats	All sold on 125 year leases from 03.1995 at £100 p.a. (rising) FR & I	£300 p.a.	Reversions 2120
Dudley House	Sanctuary Housing Association (sublet) (1)	Ground Floor 69.7 sq m First Floor 90.5 sq m Second Floor (Storage) 44.2 sq m Total 204.4 sq m	(750 sq ft) (974 sq ft) (476 sq ft) (2,200 sq ft) 25 years from 25.03.1991 Rent review every 5th year FR & I	£28,000 p.a.	Reversion 2016

(1) Sanctuary Housing have sublet to Uniplan.

(2) The lease in respect of 147 is subject to a Schedule of Condition and there is a 3 month rent deposit.

Total £62,300 p.a.

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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