



Tenure

Freehold.

Location

Bromley is a popular and affluent town located some 12 miles south-east of Central London.

The property is well located on the western side of High Street, between Ravensbourne Road and Ringers Road. Bromley South Rail Station lies less than 200 metres to the south of the property, and provides a regular service to London Victoria, with a direct journey time of approximately 20 minutes.

Occupiers close by include Wilko, Dreams, TSB, Poundland, Ryman's, Multi-York, Santander, Barnardo's, Starbucks, Oxfam, Greggs, Tesco Express, TK Maxx, Sports Direct and Laura Ashley, amongst others. NB. The new £94m St Mark's Square leisure/residential development opposite Bromley South Rail Station is nearing completion. www.stmarkssquare.co.uk

Description

The property is arranged on ground and two upper floors to provide a large ground floor shop unit with first floor sales and ancillary storage/staff on the second floor.

The property provides the following accommodation and dimensions:

Gross Frontage	8.65 m	(28' 5")
Net Frontage	7.75 m	(25' 5")
Shop Depth	22.10 m	(72' 6")
Built Depth	24.70 m	(81' 0")
Ground Floor Sales	166.40 sq m	(1,791 sq ft)
Ground Floor Ancillary	11.80 sq m	(127 sq ft)

First Floor Sales	140.40 sq m	(1,511 sq ft)
First Floor Storage	18.00 sq m	(194 sq ft)
Second Floor Ancillary	75.20 sq m	(810 sq ft)
Total	411.80 sq m	(4,433 sq ft)

Tenancy

The entire property is at present let to HOMEMAKER FURNISHINGS LTD (t/a Raft) for a term of 10 years from 19th August 2011 at a current rent of £73,500 per annum. The lease contains full repairing and insuring covenants.

NB. Tenant break option on 19th August 2016 NOT exercised.

Tenant Information

Raft also trade from stores in Brighton, Bristol, Edgware Road, Richmond, St Albans and Tottenham Court Road.

Website Address: www.raftfurniture.co.uk

Planning

The upper floors may be suitable for residential conversion/development subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the London Borough of Bromley. www.bromley.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 54 Band C (Copy available on website).

Bromley

52 High Street

Kent

BR1 1EG

- **Freehold Shop Investment**
- Comprising a total of 411.8 sq m (4,433 sq ft)
- Let to Homemaker Furnishings Ltd
- Located within 200 metres of Bromley South Rail Station and the new £94m St Mark's Square development
- VAT not applicable
- Reversion 2021
- Current Rent Reserved

£73,500 pa

SIX WEEK COMPLETION AVAILABLE

