

West Wickham
12 Addington Road
Kent
BR4 9BS

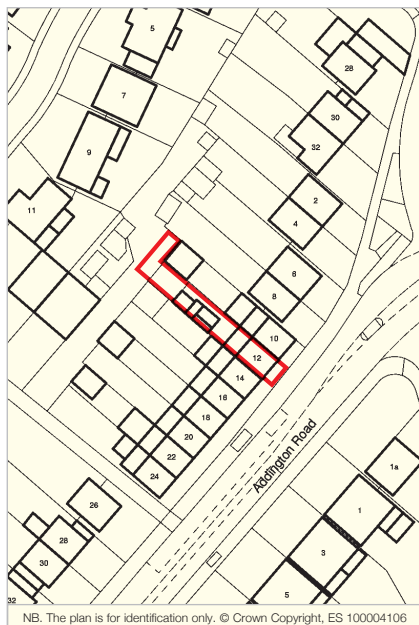
- **Freehold Restaurant and Residential Investment**
- Comprises a restaurant and a self-contained three bedroom maisonette
- Two off-street car parking spaces
- No VAT applicable
- Reversion 2030
- Current Rent Reserved

£22,357 pa⁽¹⁾

**Tenant currently paying
£19,325 pa**

On the Instructions of Executors

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

West Wickham is an affluent suburb situated on the A232 some 12 miles south-east of Central London, 5 miles east of Croydon and 3 miles south of Bromley.

The property is situated on the west side of Addington Road, in an established shopping parade serving this densely populated residential area.

Occupiers close by include One Stop and a number of local shops and takeaways.

Description

The property is arranged on ground and two upper floors to provide a ground floor restaurant with a self-contained maisonette above which is accessed from the rear. In addition, there is a rear yard with parking for 2 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.8 m	(15' 9")
Shop Depth	12.75 m	(41' 10")
Built Depth	18.6 m	(61' 0")

First Floor – Two Rooms, Kitchen

Second Floor – Three Rooms, Bathroom

Rear Store **12 sq m** **(129 sq ft)**

Tenancy

The entire property is at present let to MR MIAH & MR HUSSAIN (t/a Zeera Spice) for a term of 21 years from 29th September 2009 at a current rent of £22,357 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

(1) The tenant currently pays £19,325 per annum by way of an informal personal concession.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating 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@allsoop.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 127 West Wickham**.

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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