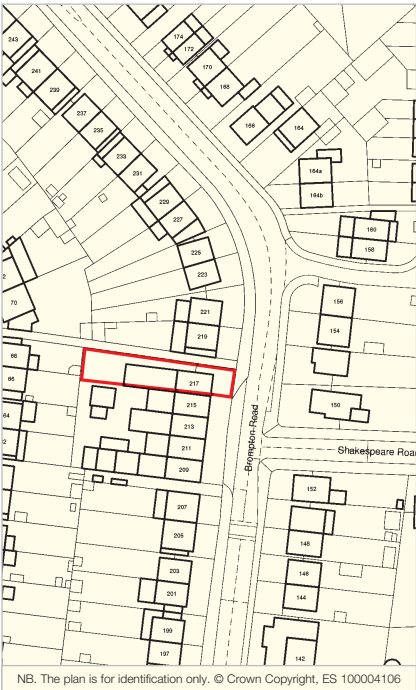


Bexleyheath
217 Brampton Road
Kent
DA7 4SS

- **Freehold Shop and Residential Investment**
- Comprises shop, office and 2 bedroom flat above
- Popular North Kent commuter suburb
- Includes rear yard used for car parking
- Shop Rent Review 2015
- Total Current Rents Reserved
£23,849.04 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Bexleyheath is a popular residential suburb located in North Kent, some 12 miles south-east of Central London. The area has very good road communications with the A2 (Rochester Way) just to the south providing direct access to Junction 16 of the M25 Motorway.
In addition, Bexleyheath Station provides regular services to Central London. The property is situated on the western side of Brampton Road midway between Bostall Hill/Woolwich Road (A206) 1 mile to the north and Crook Log (A207) 1 mile to the south. Bexleyheath Overground Rail Station is 3/4 mile to the south-east.
Occupiers close by include Sea Lion Fish Bar, Best-One Food & Wine, Dazzles, Indica & Bexley Starters and Alternators.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop plus a self-contained ground floor office to the rear, together with a 2 bedroom flat on the first floor above which is separately accessed from the side. There is a small yard which is used for car parking to the rear.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 67 Band C
Office EPC Rating 71 Band C
Flat EPC Rating 64 Band D
(Copies available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	A Hopkins (Florist)	Gross Frontage	6.15 m	(20' 2")	10 years from 16.07.2010 Rent review in the 5th year	£8,879.88p.a.	Rent Review 2015
		Net Frontage	5.25 m	(17' 2")			
		Shop Depth	8.9 m	(29' 2")			
		Built Depth	10.15 m	(33' 3")			
		Ground Floor	45.95 sq m	(495 sq ft)			
Office	Reliable Insulations & Fibre Control Ltd	Ground Floor	72.5 sq m	(780 sq ft)	2 years from 16.12.2008	£6,869.16 p.a.	Holding Over
Flat	A Hopkins	Part Ground & First Floor Flat – 3 Rooms, Kitchen, Bathroom			Assured Shorthold Tenancy	£8,100 p.a.	

Total £23,849.04 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
Seller's Solicitor M Goodman Esq, Morgan & Lord Legal Services, Tel: 01268 566655 e-mail: bm@n-f-l.co.uk