



Tenure

Freehold.

Location

Bromley, with a population of some 275,000, is a popular and affluent suburb of London and is the commercial and administrative centre of the London Borough of Bromley, the largest of the London boroughs. The town is located some 12 miles south-east of Central London at the junction of the A21 and A222.

The property is situated in the suburb of Downham, some 1.5 miles to the north of Bromley town centre. More particularly, the property is on Downham Way, between Capstone Road and Northover, in an established retail parade a short distance from Grove Park Rail Station (direct services to Charing Cross in approximately 27 minutes). Occupiers close by include William Hill, Co-operative Food, Co-operative Funeralcare and Day Lewis Pharmacy (adjacent).

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained flat above which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
445	J A Palmer & M Palmer (t/a InKeys Tattoos & Piercings)	Gross Frontage 5.35 m Net Frontage 4.75 m Shop Depth 14.95 m Built Depth 15.25 m	(17' 6") (15' 7") (49' 0") (50' 0") 9 years from 29.06.2011 Rent review every third year Tenant break option at end of 5th year (1) IR & I	£10,000 p.a.	Rent Review 2017
445A	Individual	First Floor Flat (Not inspected by Allsops)	125 years from 25.03.2000	£100 p.a. (increasing every 25 years)	Reversion 2125
Total £10,100 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 Ms H Korman, Flint Bishop Solicitors. Tel: 01332 26171 e-mail: heidi.korman@flintbishop.co.uk

Bromley

445/445A

Downham Way

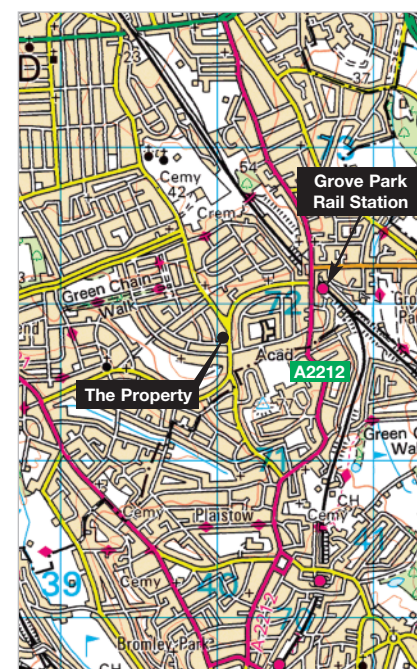
Kent

BR1 5HS

- **Freehold Shop & Residential Ground Rent Investment**
- Shop let until 2020 (1)
- Located within a densely populated residential suburb
- VAT not applicable
- Rent Review 2017
- Total Current Rents Reserved
£10,100 pa

On the Instructions of Executors

SIX WEEK COMPLETION AVAILABLE



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