

Bexley

73 and 73A-D Bexley High Street, Kent DA5 1AA

- **A Freehold Mixed Use Building**
- Arranged to provide Two Ground Floor Shops together with Three Self-Contained Flats Above
- Each Shop subject to a Commercial Lease and each Flat subject to an Assured Shorthold Tenancy
- Town Centre Position
- 0.1 Miles from Bexley Rail Station
- Total Current Rent Reserved
£48,200 per annum (equivalent)



Seller's Solicitor

Messrs Gawor & Co (Ref: NS).
Tel: 0207 481 8888.
Email: neeru@gawor.com



Tenure

Freehold.

Location

The property is located on the north side of Bexley High Street, to the west of its junction with Bourne Road. Centrally located, it benefits from proximity to a range of local amenities. Bexley Rail Station is 0.1 miles away and provides direct services to London Bridge (38 minutes) and London Charing Cross (43 minutes) Stations.

Description

The property comprises a mixed use building arranged over part basement, ground and two upper floors. The building is internally arranged to provide two retail units together with three self-contained flats above. There is a shared service alley through the building which leads to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

VAT is not applicable.

No	Type	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
73	Retail	Ground and Part Basement	Gross Frontage 8.20 m (26' 10") Net Frontage 5.80 m (19' 0") Shop Depth 7.75 m (25' 5") Built Depth 13.25 m (43' 6") Basement – Not Inspected	Let to G4 Investments Ltd (by way of assignment) for a term of 10 years from 26th March 2015 Rent review every 5th year Tenant option to break at the 5th anniversary of the term	£9,600 p.a. (rising to £10,500 p.a. on 26th March 2018)
73B	Retail	Ground	Gross Frontage 5.60 m (18' 5") Net Frontage 2.90 m (9' 6") Shop Depth 8.20 m (26' 10") Built Depth 11.20 m (36' 9")	Let to an individual for a term of 5 years from 17th June 2015 Rent review at the 3rd anniversary to RPI	£8,000 p.a.
73C	Flat	First	Reception Room/Kitchen, Two Bedrooms, Shower Room with WC/wash basin (1)	Assured Shorthold Tenancy for a term of 10 months from 23rd August 2017	£9,600 p.a. (£800 p.c.m.)
73A	Flat	First and Second	First Floor – Reception Room/Kitchen, Shower Room with WC/wash basin (1) Second Floor – Two Bedrooms	Assured Shorthold Tenancy for a term of 6 months from 1st February 2018	£10,800 p.a. (£900 p.c.m.)
73D	Flat	Second	Reception Room/Kitchen, Two Bedrooms, Shower Room with WC/wash basin	Assured Shorthold Tenancy for a term of 6 months from 9th January 2017 (holding over)	£10,200 p.a. (£890 p.c.m.)

(1) Not inspected by Allsop

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

INVESTMENT – Freehold Building



LOT 129