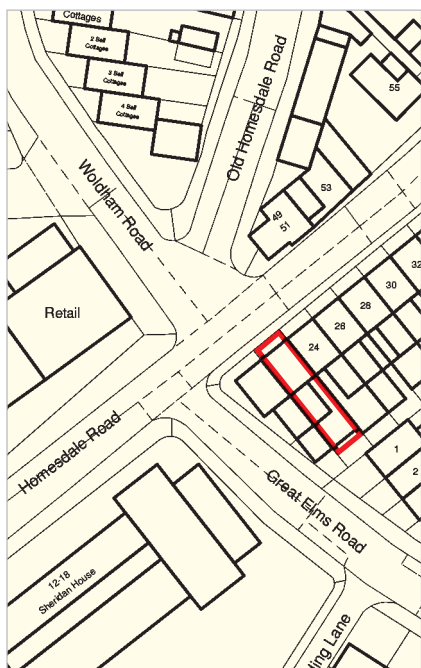


Bromley

22/22A Homesdale Road Kent BR2 9LD

- Freehold Shop and Residential Ground Rent Investment
- Let to a Pizza Hut Delivery franchise
- Lease guaranteed by Kentucky Fried Chicken (Great Britain) Ltd
- Affluent London commuter town
- Shop Reversion 2019
- Total Current Rents Reserved
£16,250 pa



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 on the south side of Homesdale Road (B265) at its junction with Great Elms Road, less than 1 mile south-west of Bromley town centre.

Occupiers close by include Currys/PC World, Costcutter convenience store and a variety of local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor delivery takeaway together with a self-contained flat on the first floor above, which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 63 Band C (Copy available on website).

Flat EPC Rating 56 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	YUM! 111 (UK) Limited (1)	Gross Frontage 5.30 m (17' 5") Net Frontage 4.85 m (15' 11") Shop Depth 17.30 m (56' 9") Built Depth 19.20 m (62' 11")	25 years from 23.05.1994 Rent review every 5th year Effectively FR & I	£16,050 p.a.	Reversion 2019
22A	Individual	First Floor Flat	99 years from 24.06.2007	£200 p.a.	Reversion 2106

- (1) On assignment from Pizza Hut (UK) Limited, guaranteed by Kentucky Fried Chicken (Great Britain) Ltd, sublet to KMP Taste Limited (a Pizza Hut delivery franchisee), trading from 28 stores in London and the South East.
(2) For the year ended 29th November 2015, the guarantor, Kentucky Fried Chicken (Great Britain) Ltd, reported a turnover of £465.334m, a pre-tax profit of £55.946m, shareholders' funds of £106.143m and a net worth of £99.149m. (Source: riskdisk.com 09.13.2017.)

Total £16,250 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

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