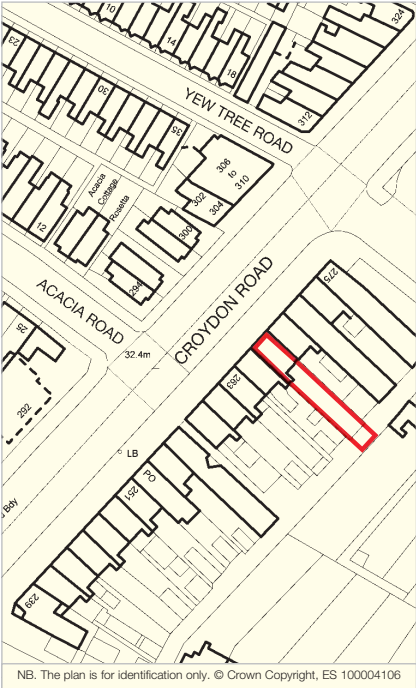


**Beckenham**  
**267 & 267A**  
**Croydon Road**  
**Kent**  
**BR3 3PS**

- **Freehold Shop and Residential Ground Rent Investment**
- Flat let on a lease expiring 2079
- VAT not applicable
- Shop Rent Review December 2012
- Total Current Rents Reserved

**£5,050 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Beckenham is a popular London commuter suburb located in the London Borough of Bromley some 8 miles south-east of Central London, 3 miles west of Bromley and 5 miles north-east of Croydon. Croydon Road (A222) runs south from Beckenham providing access to Croydon. The property forms part of a retail parade on the east side of Croydon Road close to the junction with Whitmore Road. Occupiers close by include NuCare Pharmacy, a local Post Office and Beckenham Audi amongst numerous other local businesses.

**Description**  
The property is arranged on ground and two upper floors. The ground floor provides a shop whilst the upper floors comprise a self-contained maisonette which has been sold off on a lease. The maisonette has the benefit of a garage.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 47 Beckenham**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 267	M L Constable (t/a Alexander's Florist)	Gross Frontage	5.10 m	(16' 9")	15 years from 01/01/2006 Rent reviews 31/12/2012 and 31/12/2017 Tenant's option to break on 01/01/2013 on 6 months' notice Effectively FR&I	£5,000 p.a.	Rent Review December 2012
		Net Frontage	4.75 m	(15' 7")			
		Shop and Built Depth	8.50 m	(27' 10")			
Flat 267A	Individuals	First & Second Floor 2 Bedroom Maisonette Garage (Not inspected by Allsop)			99 years from 25/03/1980 Effectively FR&I	£50 p.a.	Reversion 2079

**Total £5,050 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  
**Vendor's Solicitor** Sean Sanders, Thackray Williams LLP. Tel: 0208 663 0503 Fax: 0208 658 2691  
e-mail: [sean.sanders@thackraywilliams.com](mailto:sean.sanders@thackraywilliams.com)