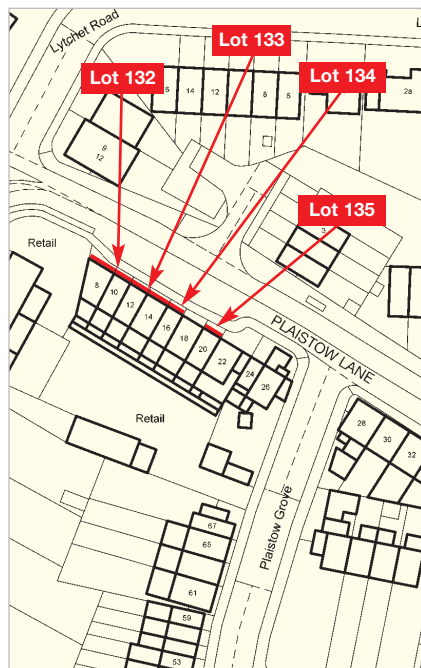


Bromley **10, 12, 14, 16 & 20** **Plaistow Lane and** **71, 75, 77, 79 & 81** **Plaistow Grove** **Kent** **BR1 3PA**

- **Freehold Shop & Residential Investments**
- **Comprises five shops and five maisonettes**
- **To be offered as four individual lots**
- **Established shopping parade close to Sundridge Park Rail Station**
- **No VAT Applicable**
- **Total Current Rents Reserved (4 Lots)**

£71,400 pa (2)



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Bromley, with a population of some 275,000, is a popular and affluent town 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 properties are situated in an established shopping parade on the south side of Plaistow Lane close to the junction with Lytchet Road, about 1 mile to the north of the town centre and a short distance from Sundridge Park Rail Station.

Occupiers close by include Nisa, George Proctors Estate Agents and a number of local traders. There is also a bus stop immediately to the front of the properties.

Description

The properties are arranged on ground and two upper floors to provide five ground floor shop units with maisonettes above, which are accessed from the rear. In addition there are five garages to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including your telephone number, to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lots 132-135 Bromley**.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
132	10 & 81	S Z Hussain, M A Sattar & A H Choudhury (Restaurant)	Gross Frontage 9.15 m (30') Net Frontage 8.65 m (28' 5") Shop & Built Depth 14.05 m (46' 2") First & Second Floor Maisonette – comprising 4 Rooms, Kitchen, Bathroom (1) Garage	25 years from 25.03.2010 Rent review every 5th year FR & I	£15,000 p.a.	Rent Review 2015
133	12, 77 & 79	Plaistow Lane Laundrette Ltd	Gross Frontage 4.65 m (15' 3") Net Frontage 4.35 m (14' 3") Shop & Built Depth 14.05 m (46' 2") First & Second Floors – 2 Maisonettes each comprising 4 Rooms, Kitchen, Bathroom (1) 2 Garages	10 years from 07.07.2011 Rent review every 5th year FR & I	£17,900 p.a.	Rent Review 2016
	14	The Flower Shop at Sundridge Park Ltd	Gross Frontage 4.85 m (15' 11") Net Frontage 4.35 m (14' 3") Shop & Built Depth 14.05 m (46' 2")	Head of terms agreed for a new 10 year lease from April 2012 (2) Rent review every 5th year FR & I	£10,000 p.a. (2)	Rent Review 2017
					Total Lot 133 £27,900 (2)	
134	16 & 75	N J Kelly (Beauty Salon)	Gross Frontage 4.65 m (15' 3") Net Frontage 4.35 m (14' 3") Shop & Built Depth 14.05 m (46' 2") First & Second Floor Maisonette – comprising 4 Rooms, Kitchen, Bathroom (1) Garage	10 years from 10.03.2005 FR & I	£13,500 p.a.	Reversion 2015
135	20 & 71	Tin Sang Yip (Restaurant)	Gross Frontage 4.65 m (15' 3") Net Frontage 4.35 m (14' 3") Shop & Built Depth 14.05 m (46' 3") First & Second Floor Maisonette – comprising 4 Rooms, Kitchen, Bathroom (1) Garage	16 years from 10.12.2006 Rent review every 4th year FR & I	£15,000 p.a.	Rent Review 2014

(1) Not inspected by Allsop.

(2) It is anticipated that the lease will complete prior to the auction and an update will follow in the addendum.

Total (4 Lots) £71,400 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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