



NB. The road works are due to a store re-fit for the adjoining Barclays unit, which is still trading

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 property is well situated within the town centre, in a pedestrianised position, opposite Primark.
Other occupiers close by include Barclays (adjacent), McDonald's, Jessops, Lloyds TSB, Costa and The Carphone Warehouse.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement storage and a first and second floor maisonette above which is accessed from the rear.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 85 Bromley**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
163	A Nanas (t/a Grant Leigh Ladieswear)	Gross Frontage 5.40 m Net Frontage 5.10 m Shop and Built Depth 12.80 m Ground Floor 52.94 sq m Basement 36.56 sq m	(17' 4") (16' 9") (16' 9") (570 sq ft) (393 sq ft)	20 years from 20.09.2002 Rent review every 5th year FR & I	£39,000 p.a. Rent Review 2017
163A	Individual	First and Second Floor Maisonette comprising Five Rooms, Kitchen, Bathroom	Subject to 5 Assured Shorthold Tenancies	£21,580 p.a.	Reversions from 2013
Total					£60,580 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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Bromley

163 High Street Kent BR1 1NS

- **Freehold Shop and Residential Investment**
- Comprising a shop and a maisonette
- Town centre pedestrianised position
- Shop tenant in occupation since 2002
- Rent Review 2017
- Total Current Rents Reserved
£60,580 pa

**SIX WEEK COMPLETION
AVAILABLE**

