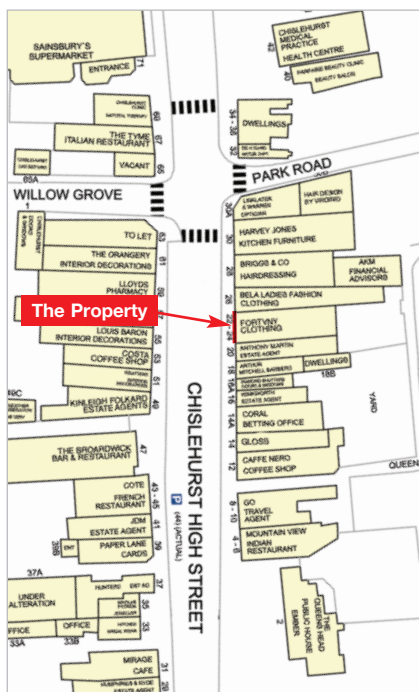


Chislehurst

22/24 High Street
Kent
BR7 5AN

- **Attractive Freehold Shop and Residential Investment**
- Comprising a double fronted shop with two flats above
- Shop let on a new 5 year lease
- Potential to reconfigure and/or extend upper floors
- Includes a garden & parking at rear
- Nearby occupiers include Costa, Côte & Giggling Squid (opening soon)
- Current Rent Reserved

£38,000 pa
plus vacant possession
of two flats⁽¹⁾



Tenure

Freehold.

Location

Chislehurst is an affluent suburb about 10 miles south-east of Central London, adjacent to the A20 between Bromley and Sidcup.

The property is situated on the north-east side of the attractive High Street (A208), close to its junction with Park Road and Willow Grove. Occupiers close by include Lloyds Pharmacy, Costa, Coral, Caffè Nero, Côte, Sainsbury's, Kinleigh Folkard & Hayward, Winkworths, Zizzi and Giggling Squid (opening soon).

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor shop with two self-contained flats above which are accessed from the rear of the property. The property benefits from parking and a garden to the rear.

Planning

The upper parts and/or rear of the property may be suitable for reconfiguration and/or extension subject to obtaining all the relevant consents. All enquiries should be referred to the London Borough of Bromley (www.bromley.gov.uk).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22, 23 & 24	Mr & Mrs Yarett (t/a Fortvny)	Gross Frontage 7.35 m (24' 1") Net Frontage 6.35 m (20' 10") Shop Depth 12.70 m (41' 8") Built Depth 16.70 m (54' 9") Ground Floor 91.30 sq m (983 sq ft)	5 years from 11th January 2019 Effectively FR & I	£38,000 p.a.	Reversion 2024
22A	Vacant (1)	First Floor Flat – 1 Room, Kitchen/Lounge, Bathroom	-	-	-
24A	Vacant (1)	First Floor Flat – 1 Room, Kitchen/Lounge, Bathroom	-	-	-

(1) Section 21 notices will be served on all the existing Assured Shorthold Tenants.

Total £38,000 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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