

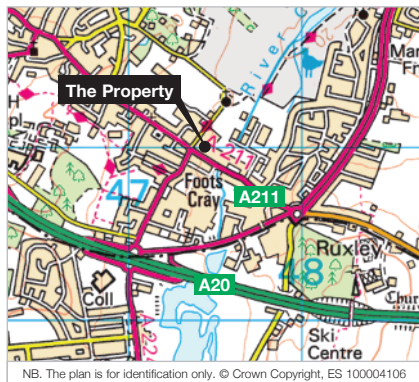
Sidcup

1/15 Foots Cray High Street
Kent
DA14 5HJ

- **Freehold Unbroken Shop and Residential Parade Investment**
- Comprising an unbroken parade of seven shops (one is a double unit) and eight self-contained flats
- Tenants include William Hill
- Located adjacent to Lidl in prominent position fronting A211
- Large rear yard and eight garages
- No VAT applicable
- Total Current Rents Reserved

£161,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Sidcup is a popular commuter suburb situated on the North Kent border some 12 miles south-east of Central London, adjacent to the A20 which provides easy access to both Central London and Junction 3 of the M25. This prominent corner parade is situated 0.75 miles from Sidcup town centre on the north-east side of Foots Cray High Street (A211), at its junction with Cray Road (A224). It is within a mixed use area adjacent to a Lidl supermarket and 0.5 miles from the A20.

Description

The property is arranged on ground and one upper floor to provide an unbroken parade comprising seven ground floor shops (one is a double unit) together with eight self-contained flats above which are accessed from the rear. There is a service yard and eight garages to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	William Hill (Southern) Limited (1)	Ground Floor 133.64 sq m (1,438 sq ft)	20 years from 13.02.2001 FR & I	£16,400 p.a.	Reversion 2021
3	Tursen Kinsiz	Ground Floor 52.1 sq m (561 sq ft)	6 years from 21.12.2015 FR & I	£8,000 p.a.	Reversion 2021
5	Jasbinder Singh Gill and Charanjit Kaur Gill	Ground Floor 69.5 sq m (748 sq ft)	5 years from 04.01.2016 FR & I	£10,500 p.a.	Reversion 2021
7	Boryana Brankova Velkova	Ground Floor 56.57 sq m (609 sq ft)	A term of years from 04.01.2016 expiring 12.02.2021 FR & I	£9,500 p.a.	Reversion 2021
9	M Enright	Ground Floor 76.32 sq m (822 sq ft)	A term of years from 05.06.2018 to 12.02.2021 Rent Review 12.02.2019	£9,000 p.a.	Rent Review February 2019
11	Vanka Stairs Limited	Ground Floor 80.86 sq m (870 sq ft)	A term of years from 15.11.2017 expiring 12.02.2021 FR & I	£9,500 p.a.	Reversion 2021
13-15	Messrs D and A Roman	Ground Floor 144.65 sq m (1,557 sq ft)	A term of years from 01.11.2015 expiring 12.02.2021 FR & I	£20,950 p.a.	Reversion 2021
1A	Estate 141 Limited	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 26.01.2015	£9,900 p.a.	Holding over
3A	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 30.03.2016	£8,400 p.a.	Holding over
5A	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 18.09.2017	£9,600 p.a.	Holding over
7A	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 08.06.2014	£8,400 p.a.	Holding over
9A	Oliver Landon Limited	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 04.01.2017	£10,200 p.a.	Reversion 2020
11A	Uxbridge Estate Agents	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 18.09.2017	£11,400 p.a.	Reversion 2019
13A	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 20.04.2016	£9,600 p.a.	Holding over
15A	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 15.04.2016	£8,400 p.a.	Holding over
Garages 1 and 2	Messrs D and A Roman	Two Garages	A term of years from 01.11.2015	£2,000 p.a.	Holding over
Garages 3-8	Vacant	Six Garages			

(1) The ultimate holding company of William Hill (Southern) Limited is William Hill plc. William Hill was founded in 1934 and is the UK's largest bookmaker with 2,342 licenced betting shops in the UK (www.williamhill.com 07.01.2019).
NB. Not inspected by Allsop. Floor areas taken from VOA website and residential accommodation provided by vendor.

Total £161,750 p.a.