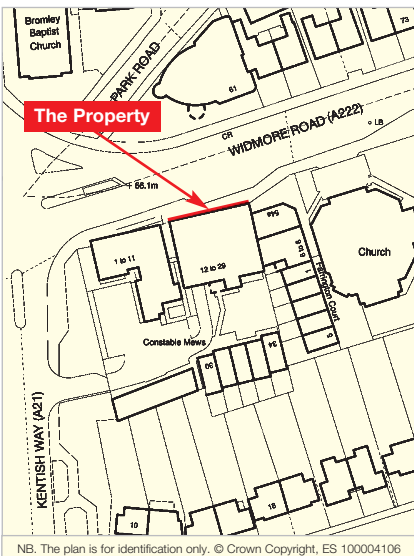


Bromley **50/54 Widmore Road** **Kent** **BR1 3BD**

- **Virtual Freehold Town Centre Restaurant Investment**
- Recently developed triple fronted restaurant comprising 420 sq m (4,521 sq ft)
- Let to Buddha Belly Ltd with three personal guarantors
- Lease expires 2036 (no breaks)
- Rent Review 2016
- Current Rent Reserved
£80,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. To be held on a 999 year lease from 24th June 2007 at a peppercorn rent.

Location

Bromley, with a population of some 300,000, 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 situated in Bromley town centre, on the south side of Widmore Road (A222), close to its junction with Kentish Way (A21) and a short distance from Bromley North Rail Station, The Civic Centre and the Glades Shopping Centre.

Description

This newly developed detached property is arranged on ground and lower ground floors to provide a triple fronted restaurant, recently fitted out to a high standard, with restaurant, customer seating, kitchen and bar areas to the ground floor with WCs and staff ancillary accommodation to the lower ground floor. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	22.6 m	(74' 2")
Net Frontage	21.15 m	(69' 5")
Shop Depth	18.45 m	(60' 6")
Built Depth	20.5 m	(67' 3")
Ground Floor (GIA)	363 sq m	(3,907 sq ft)
Lower Ground Floor (GIA)	57 sq m	(614 sq ft)
Total	420 sq m	(4,521 sq ft)

Tenancy

The property is at present let to BUDDHA BELLY LIMITED and guaranteed by Mr A Ali, Mr R Ali and Mr S Rahman for a term of 25 years from 17th February 2011 at a current rent of £80,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.buddhabellybromley.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.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.

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