



**Tenure**  
Freehold.

#### Location

Sidcup is a commuter suburb situated on the North Kent border some 12 miles south of Central London, adjacent to the A20 trunk road. The A2 East Rochester Way is some 0.5 miles to the east providing easy access to both Central London and Junction 2 of the M25. The property is situated in Blackfen, a predominantly residential area to the north of Sidcup, in an established neighbourhood parade on the north side of Days Lane, close to its junction with Fen Grove. Occupiers close by include Nisa Local in a predominantly residential area.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained two bedroom flat on part ground and first floor levels accessed from the rear. The property benefits from rear vehicular access via Fen Grove to a detached garage and parking for one car.

The property provides the following accommodation and dimensions:

**Ground Floor** 36.85 sq m (397 sq ft)

**Rear Store/Garage**

**Part Ground and First Floor Flat –**

**Three Rooms, Kitchen, Bathroom/WC**

**NB.** Not inspected by Allsop. Areas taken from Valuation Office Agency and accommodation from the Vendors.

#### Tenancy

The entire property is at present let to INDIVIDUAL(S) (t/a Pem Bespoke Tailors) for a term of 10 years from 6th December 2013 at a current rent of £12,500 per annum. The lease provides for an upward only rent review in the fifth year of the term and contains full repairing and insuring covenants.

The Vendor has served notice at £22,000 per annum in relation to the upcoming rent review. No counter notice has been received.

#### Tenant Information

Website Address: [www.pemtailors.co.uk](http://www.pemtailors.co.uk)

#### Development Potential

There is potential to extend into the attic space of the flat, as has been done at the adjacent 193 Days Lane, subject to the existing lease and all necessary consents. All enquiries [www.bexley.gov.uk](http://www.bexley.gov.uk)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

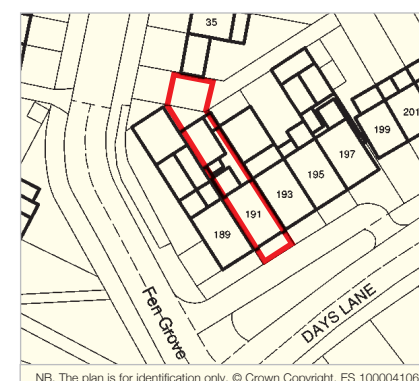
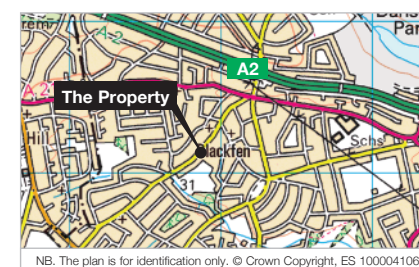
#### Energy Performance Certificate

For EPC Rating please see website.

## Sidcup

### 191/191A Days Lane Blackfen Kent DA15 8JX

- **Freehold Shop and Residential Investment**
- Comprises a shop and a self-contained two bedroom flat
- Let on an overriding lease until 2023 (no breaks)
- Located in an established neighbourhood parade
- No VAT applicable
- Notice served at £22,000 per annum in relation to 2018 Rent Review
- Current Rent Reserved  
**£12,500 pa**



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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