



### Tenure

Freehold.

### Location

West Wickham is an affluent suburb situated on the A232 some 12 miles south-east of Central London and 5 miles east of Croydon.

The property is situated on the north side of High Street, the main retailing thoroughfare in the town, to the west of Ravenswood Avenue and diagonally opposite Sherwood Way.

Occupiers close by include Caffé Nero (opposite), Nationwide, Lloyds TSB, Barclays and NatWest Banks, WH Smith and Clarks Shoes.

### Description

The property is arranged on ground floor only to provide a single storey double fronted shop unit with ancillary storage to the rear. The property benefits from rear vehicular access via Ravenswood Avenue.

The property provides the following accommodation and dimensions:

Gross Frontage	12.55 m	(41' 1")
Net Frontage	12.00 m	(39' 4")
Shop Depth	28.20 m	(92' 5")
Built Depth	31.10 m	(102' 0")
Ground Floor Sales	284.8 sq m	(3,065 sq ft)
Ground Floor Storage	54.6 sq m	(588 sq ft)
Total	339.4 sq m	(3,653 sq ft)

### Tenancy

The entire property is at present let to W G ILLINGWORTH (t/a Avery Interiors) for a term of 15 years from 3rd May 2001 at a current rent of £40,000 per annum. The lease contains full repairing and insuring covenants.

### Auctioneers Note

When the lease was drawn up it omitted to include any rent review provisions and therefore the passing rent has not changed since 2001.

### Tenant Information

No. of Branches: 2.

Website Address: [www.avery-interiors.co.uk](http://www.avery-interiors.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 71 Band C (Copy available on website).

## West Wickham

### 54-56 High Street

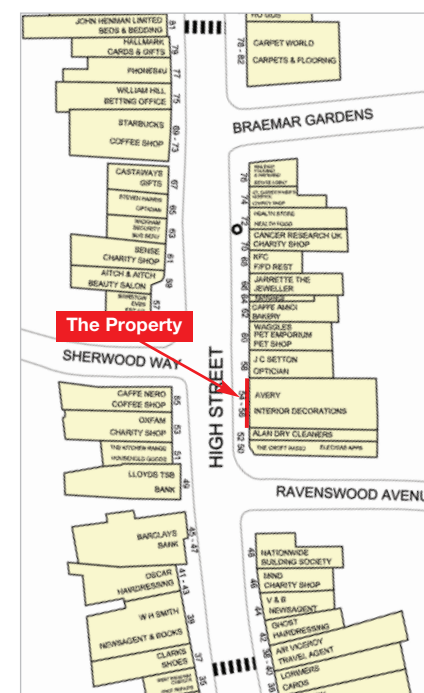
### Kent

### BR4 0NH

- **Freehold Shop Investment**
- Affluent suburb in the London Borough of Bromley
- Prominent double fronted shop unit
- Established (1980) family run business
- No VAT applicable
- Reversion 2016
- Current Rent Reserved

**£40,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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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