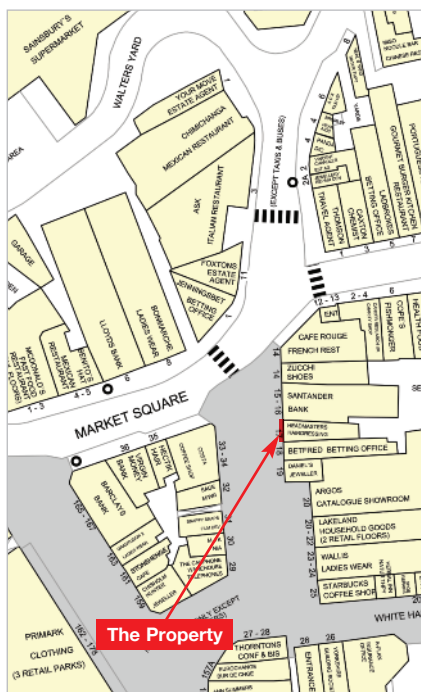


Bromley **17 Market Square** **Kent** **BR1 1NA**

- **Freehold Well Located Shop Investment**
- Pedestrianised town centre location
- Entirely let to Headmasters Partnership Limited until 2027 (no breaks)
- VAT not applicable
- Current Rent Reserved
£41,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bromley, with a population of some 275,000, is a popular and affluent suburb of London 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 well situated on the east side of the pedestrianised Market Square, a short distance from the High Street and The Glades Shopping Centre.

Occupiers close by include Santander, Betfred (both adjacent), Costa Coffee (opposite), Bonmarché, Lloyds Bank, Ask, Foxtons, Argos, Lakeland, McDonald's, Barclays Bank, Primark and a number of other national traders.

Description

The property is arranged on ground and two upper floors to provide a hairdressers arranged on the ground floor with ancillary accommodation on first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	4.95 m	(16' 3")
Net Frontage	4.10 m	(13' 5")
Shop Depth	11.25 m	(36' 10")
Built Depth	20.55 m	(67' 5")
Ground Floor	70.33 sq m	(757 sq ft)
First Floor	26.00 sq m	(268 sq ft)
Second Floor	29.50 sq m	(326 sq ft)
Total	125.83 sq m	(1,351 sq ft)

Tenancy

The entire property is at present let to HEADMASTERS PARTNERSHIP LIMITED for a term of 15 years from July 2012 at a current rent of £41,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 58.

Website Address: www.headmasters.com

For the year ended 26th March 2016, Headmasters Partnership Limited reported a turnover of £6.66m, a pre-tax profit of £1.81m and a net worth of £6.22m. (Source: Experian 20.10.2017.)

VAT

VAT is not 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.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 76 Bromley**.

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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