

# Beckenham

## Wessex Court

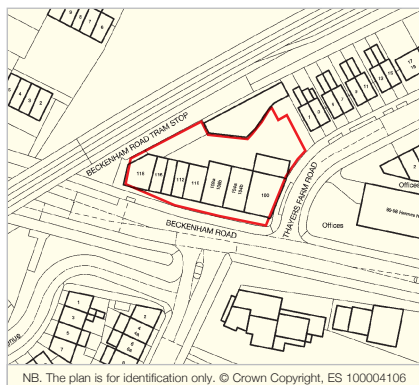
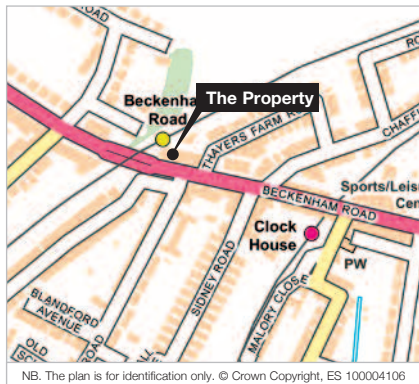
### 100-118 Beckenham Road

### Kent

### BR3 4RH

- **Freehold Retail Parade and Residential Ground Rent Investment**
- Comprising a total of 8 shops (1 sold off) and 22 flats (sold off)
- Includes 13 residential leases with reversions in 70 years
- Established shopping parade in popular London commuter town
- Adjacent to Beckenham Road Tram Stop
- No VAT applicable
- Total Current Rents Reserved  
**£90,730 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Beckenham is a wealthy and prosperous London commuter suburb with a catchment population of approximately 290,000. It is located in the London Borough of Bromley, some 10 miles south-east of Central London, 3 miles west of Bromley and 6 miles north-east of Croydon. The suburb enjoys excellent communications, with rail stations at Beckenham Junction, Beckenham Hill and New Beckenham. The M25 Motorway is located 10 miles to the south-east at Junction 4. The property is located on the north side of Beckenham Road (A234), at its junction with Thayers Farm Road. Beckenham Road Tram Stop is immediately to the west of the property, whilst Clock House Rail Station lies approximately 500ft to the south-east.

Occupiers close by include Sainsbury's Local and a mix of local retailers in a predominantly residential area.

#### Description

The property is arranged on ground and two upper floors to provide 8 ground floor shops with 22 self-contained flats in the uppers. The shop (no 118) and all of the flats have been sold off on long leases. There is car parking and loading areas to the rear.

#### 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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
100	Mr Kanagarathenam Kulanayagam	Ground Floor 51.5 sq m (554 sq ft)	25 years from 11.06.2004 Rent review every 5th year. FR & I	£8,250 p.a.	Rent Review 2019
102	Beckenham Carpets	Ground Floor 60.0 sq m (646 sq ft)	10 years from 17.01.2017 Rent review every 5th year. FR & I	£10,500 p.a.	Rent Review 2022
104	Bet 21 Limited	Ground Floor 57.0 sq m (614 sq ft)	10 years from 20.01.2016 Rent review every 5th year. FR & I	£12,500 p.a.	Rent Review 2021
106	D Bennett (t/a The Runners Shop)	Ground Floor 59.0 sq m (635 sq ft)	15 years from 29.09.2003 Rent review every 5th year. FR & I	£9,500 p.a.	Reversion 2018
108	LW Parkes and P Brown (t/a A2B Insurance)	Ground Floor (1) 56.8 sq m (611 sq ft)	15 years from 09.06.2004 Rent review every 5th year. FR & I	£10,780 p.a.	Reversion 2019
110/112	The Village Fish and Chips Ltd assigned to Serena Pybus	Ground Floor (1) 61.1 sq m (658 sq ft)	20 years from 10.09.2015 Rent review every 4th year. FR & I	£15,500 p.a.	Rent Review 2019
114/116	Mr T Tiiki	Ground Floor 82.0 sq m (883 sq ft)	15 years from 29.09.2004 Rent review every 5th year. FR & I	£12,000 p.a.	Reversion 2019
118	Dominic Quinn (t/a a3arc London Ltd)	Ground Floor 41.5 sq m (447 sq ft)	999 years from 06.09.2011	Peppercorn	Reversion 2110
First/Second Floors	Various Individuals (1)	Part First and Second Floors – 13 Flats	13 x 99 years from 25.03.1988 At ground rents ranging from £0 – £100 FR & I	£1,200 p.a. (12 X £100 p.a. each, one at peppercorn)	Reversions 2087
First/Second Floors	Various Individuals (1)	Part First and Second Floors – 9 Flats	Various 175, 189 and 198 year leases starting from 1988	£500 p.a.	Reversions from 2177
Roof	Cornerstone Telecommunications Infrastructure Limited	Communication Mast	25 years from 20.11.2015	£10,000 p.a.	Reversion 2040

(1) Not inspected by Allsop. Areas taken from VOA.  
(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the qualifying tenants.

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** Ms E Buck, Spratt Endicott. Tel: 01295 204055 e-mail: [ebuck@se-law.co.uk](mailto:ebuck@se-law.co.uk)

**Total £90,730 p.a.**



