

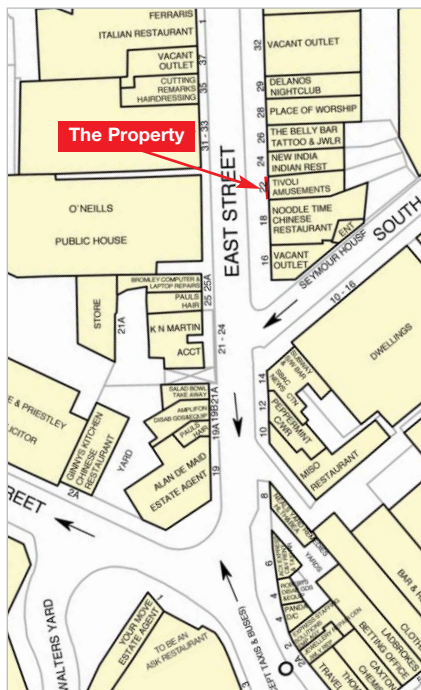
## Bromley

### 22 East Street Kent BR1 1QU

- **Town Centre Freehold Shop Investment**
- Comprising a shop and a self-contained flat
- Lease expires 2019
- Situated opposite an O'Neills Public House and a short distance from Bromley North Rail Station
- No VAT applicable
- Rent Review 2014
- Current Rent and Licence Fees Reserved

**£22,150 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Bromley, with a population of some 275,000, 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 on the eastern side of East Street close to its junction with South Street, opposite an O'Neills Public House and a short distance from Bromley North Rail Station and Market Square. Occupiers close by include a Sainsbury's Supermarket, Your Move, Thomson, Alan de Maid, Richer Sounds, Bairstow Eves and a number of local retailers and restaurants.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor amusement arcade with storage to the rear and a self-contained first floor flat above which is accessed from the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>4.9 m</b>	<b>(16' 1")</b>
<b>Net Frontage</b>	<b>4.4 m</b>	<b>(14' 5")</b>
<b>Shop Depth</b>	<b>66.5 m</b>	<b>(66' 5")</b>
<b>Built Depth</b>	<b>24.5 m</b>	<b>(80' 5")</b>
<b>First Floor Flat comprising 2 Rooms, Kitchen and Bathroom</b>		

#### Tenancy

The entire property is at present let to MR P REILLY (t/a Tivoli Amusements) for a term of 21 years from 1st February 1998 at a current rent of £22,000 per annum, exclusive of rates. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

The first floor flat has been sub-let. There is also a licence fee of £150 per annum received from an adjoining owner to install and use ventilation equipment.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 48 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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