

# **Bromley** 43 East Street Kent BR1 1QQ

- Freehold Estate Agency and Ground Rent Investment
- Shop let to Countrywide Estate Agents on a lease expiring in 2018
- Town centre location close to Bromley North Station
- No VAT applicable
- Total Current Rents Reserved  
**£27,575 pa**



**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 East Street (which has recently benefitted from extensive street enhancements), within Bromley town centre, close to its junction with Twiddy Road and a short distance from Bromley North Station.  
Occupiers close by on East Street include Alan De Maid Estate Agents, Richer Sounds, Trugym, O'Neill's public house, Subway, ASK Italian and Chimi-Changa amongst many others.

## **Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor estate agent's office, with office/staff accommodation at raised and lower ground floor level together with basement storage. The first and second floors comprise self-contained office accommodation, which has been sold off on a long lease.

## **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**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Countrywide Estate Agents (1) (t/a Bairstow Eves)	Gross Frontage (Exc Office Ent) 6.35 m (20' 10") Net Frontage 5.45 m (17' 10") Shop Depth 8.5 m (27' 10") Basement (Not Inspected) Lower Ground 23.4 sq m (251 sq ft)	10 years from 22.04.2008 Rent review every fifth year FR & I	£27,500 p.a.	Reversion 2018
First and Second Floors	An Individual	First and Second Floor Offices	150 years from 07.07.2014	£75 p.a.	Reversion 2164

(1) Countrywide is the UK's largest estate agency with approximately 1,300 estate agency and letting offices operating under 52 local high street brands. Website: [www.countrywide.co.uk](http://www.countrywide.co.uk)  
For the year ended 31st December 2013, Countrywide Estate Agents reported a turnover of £332.4m, a pre-tax profit of £42.1m and a net worth of £89.1m. (Source: riskdisk.com 19.09.2014)

**Total £27,575 p.a.**

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** Miss N Powell, RG Solicitors. Tel: 0208 269 9902 e-mail: [nicola.powell@rgsolicitors.co.uk](mailto:nicola.powell@rgsolicitors.co.uk)

**Joint Auctioneer** Adrian Tutchings, Linays Commercial Ltd. Tel: 01689 875511 e-mail: [commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)

