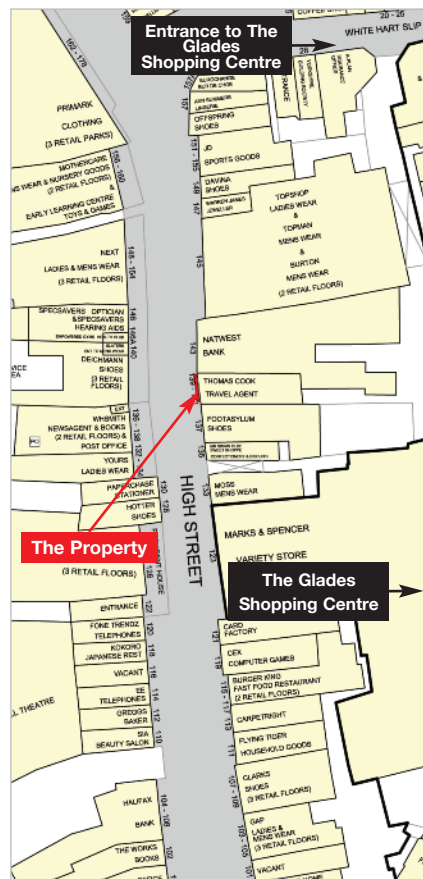


Bromley **139-141 High Street** **Kent** **BR1 1JD**

- **Well Located Freehold Shop Investment**
- Town centre location on pedestrianised High Street
- Let to TCCT Retail Ltd with guarantee from Thomas Cook Group Ltd (t/a Thomas Cook) until November 2022
- Tenant has been in occupation since 2001
- Future residential potential of upper parts (1)
- Comprising 381.35 sq m (4,106 sq ft)
- Current Rent Reserved
£112,500 pa

On the Instructions of a Major Institution

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bromley is a popular and affluent town located some 12 miles south-east of Central London.

The property is situated in the heart of the town centre on the east side of High Street, between its junctions with Widmore Road (A222) and Elmfield Road.

Occupiers close by include NatWest (adjacent), WH Smith (opposite), Specsavers, Next, Primark, Topshop, Barclays, and Mothercare. The property is some 250m from the main entrance to The Glades Shopping Centre which is home to Marks & Spencer, Accessorize, Superdrug, Boots, Game and The Body Shop, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation to the basement and upper floors. The third floor is presently not used by the tenant and was not inspected.

The property provides the following accommodation and dimensions:

Gross Frontage	8.65 m	(28' 5")
Net Frontage	7.45 m	(24' 5")
Shop Depth	21.40 m	(70' 3")
Built Depth	23.15 m	(75' 11")
Basement	70.50 sq m	(759 sq ft)
Ground Floor	147.50 sq m	(1,588 sq ft)
First Floor	87.50 sq m	(942 sq ft)
Second Floor	53.00 sq m	(571 sq ft)
Third Floor (2)	22.85 sq m	(246 sq ft)

Total 381.35 sq m (4,106 sq ft)
 (2) Not inspected by Allsop. Area provided by Client.

Tenancy

The entire property is at present let to TCCT RETAIL LTD (t/a Thomas Cook), with a guarantee from Thomas Cook Group Ltd, for a term of 10 years expiring 14th November 2022 at a current rent of £112,500 per annum. The lease contains full repairing and insuring covenants. The tenant has been in occupation since at least 2001.

Tenant Information

The Thomas Cook Group was first established in 1841. They operate the UK's largest retail travel network of over 1,200 shops. www.thomascook.com.

For the year ended 30th September 2017, Thomas Cook Group UK Ltd did not report a turnover, but reported a pre-tax profit of £6.9m, shareholders' funds and a net worth of £894.9m. (Source: Experian 18/09/2018)

Planning (1)

The upper floors may lend themselves to future residential conversion subject to the existing lease and obtaining the necessary consents. All enquiries should be referred to www.bromley.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

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 V Howson, Pinsent Masons. Tel: 0113 294 5262 e-mail: victoria.howson@pinsentmasons.com

