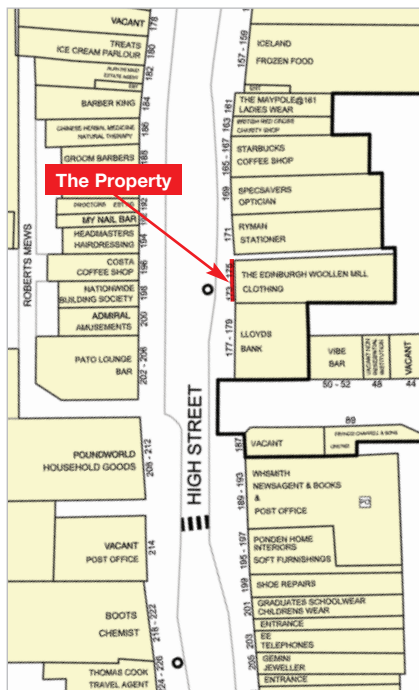


Orpington
173-175 High Street
Kent
BR6 0LW

- Well Located Freehold Retail Investment and Future Development Opportunity
- Town centre location
- Planning permission for demolition and construction of four storey building to provide eight flats and a shop (1)
- Currently let to Edinburgh Woollen Mill Ltd
- Reversion March 2020
- Current Rent Reserved
£43,750 pa



Tenure
Freehold.

Location

Orpington is a prosperous residential area located some 16 miles to the south of Central London and 5 miles from Bromley. The town is adjacent to the A224 and Junctions 3 and 4 of the M25 motorway. The town also benefits from regular rail services to various London mainline stations. The property is located on the east side of High Street, to the rear lies The Walnuts Shopping Centre. Occupiers close by include Ryman, Lloyds Bank (both adjacent), Costa Coffee, Nationwide (both opposite), Starbucks, Specsavers, Iceland, WH Smith, Boots, Sainsbury's, Premier Inn, EE and Poundland, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at first floor level. The property benefits from a serviced yard to the rear with car parking and includes the side alley with a local temporary trader.

The property provides the following existing accommodation and dimensions:

Ground Floor	307.15 sq m	(3,306 sq ft)
First Floor	97.20 sq m	(1,046 sq ft)
Total Floor	404.35 sq m	(4,352 sq ft)

Tenancy

The entire property is at present let to THE EDINBURGH WOOLLEN MILL LTD for a term of 5 years from 29th March 2015 at a current rent of £43,750 per annum. The lease contains full repairing and insuring covenants. The tenant break option in the third year was not exercised. In the side alley, which forms part of the property, there is a Tenancy at Will to Mr Jay Price at nil rent in return for keeping the passageway clean and disinfected.

Tenant Information

No. of Branches: 265+.
Website Address: www.ewm.co.uk
For the year ended 25th February 2017, The Edinburgh Woollen Mill Ltd reported a turnover of £171.307m, a pre-tax profit of £23.627m, shareholders' funds of £159.853m and a net worth of £159.138m.

(Source: Experian 13.12.2017.)

Planning (1)

Local Planning Authority: London Borough of Bromley.
Website: www.bromley.gov.uk

The property benefits from planning permission (Ref: 17/02330/FULL1) dated 31st August 2017 for the demolition of the existing building and the construction of a 4 storey building providing 8 residential units (1 x one bedroom and 7 x two bedroom apartments) and a ground floor unit of 2,745 sq ft benefiting from A1 (Retail) Use Class.

Unit	Floor	Description	NIA sq m (sq ft)
Commercial	Ground	A1 Commercial Unit	255 sq m (2,745 sq ft)
			Commercial Total 255 sq m (2,745 sq ft)
1	First	Two Bedroom Flat	70 sq m (753 sq ft)
2	First	One Bedroom Flat	51 sq m (549 sq ft)
3	First	Two Bedroom Flat	70 sq m (753 sq ft)
4	Second	Two Bedroom Flat	70 sq m (753 sq ft)
5	Second	Two Bedroom Flat	70 sq m (753 sq ft)
6	Second	Two Bedroom Flat	70 sq m (753 sq ft)
7	Third	Two Bedroom Flat	70 sq m (753 sq ft)
8	Third	Two Bedroom Flat	70 sq m (753 sq ft)
			Residential Total 541 sq m (5,823 sq ft)
			Overall Total 796 sq m (8,568 sq ft)

Approved Accommodation

A schedule of Approved Accommodation is set out below.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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