



## Beckenham

### 9 Kelsey Park Road Kent BR3 6LH

- Leasehold Shop Investment
- Let until 2025 (1)
- Includes one car parking space
- Rent Review 2020
- VAT not applicable
- Current Gross Rent Reserved

**£22,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

#### Tenure

Leasehold. Held for a term of 999 years from 13th September 2016 at a fixed ground rent of a peppercorn.

#### 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 situated on the east side of Kelsey Park Road, close to the junctions with High Street and Manor Road. Occupiers close by include Foxtons Estate Agents, Snappy Snaps, Boots, WH Smith and Caffè Nero.

#### Description

The property is arranged on basement and ground floor to provide a retail unit currently arranged as a wine shop. The property also benefits from a car parking space, which is located to the side. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. splay)	5.15 m	(16' 9")
Net Frontage	3.75 m	(12' 3")
Shop & Built Depth	13.00 m	(42' 6")
Basement (restricted headroom)	24.5 sq m	(264 sq ft)

#### Tenancy

The property is at present let to GRAND CRU LIMITED for a term of 10 years from 12th March 2015 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease in March 2018.

#### Tenant Information

Website Address: [www.grandcruco.com](http://www.grandcruco.com)

#### VAT

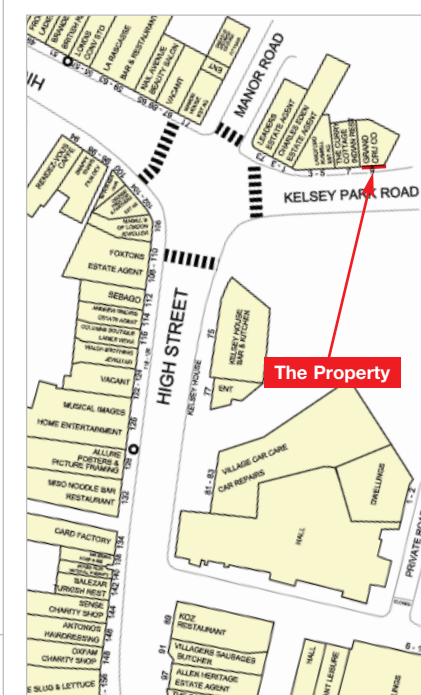
VAT is not applicable to this lot.

#### Documents

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