



# 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 situated on the High Street within Orpington town centre, close to an entrance to the Walnuts Shopping Centre. Occupiers close by include Pizza Express, Peacocks, Betfred, Poundstretcher, Brighthouse, Iceland, Greggs and JD Wetherspoon, amongst many others.

# Description

This prominent property is arranged on ground and one upper floor to provide a large ground floor restaurant and kitchen with further seating and customer WC facilities at first floor level. Staff and storage accommodation is also provided on the first floor. There is a small yard to the rear of the property.

The property provides the following accommodation and dimensions:

Gross Frontage	10.35 m	(33' 11")
Net Frontage	7.35 m	(24' 2")
Shop Depth	27.35 m	(89' 9")
Built Depth	30.90 m	(101' 5")
Ground Floor (Gross Internal)	270.10 sq m	(2,907 sq ft)
First Floor (Gross Internal)	152.60 sq m	(1,643 sq ft)
Total	422.70 sq m	(4,550 sq ft)

# Tenancy

The entire property is at present let to AZZURRI RESTAURANTS LTD guaranteed by Azzurri Central Ltd for a term of 35 years from 6th June 2002 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The property has been sub-let to Palcorin Ltd (t/a Scala Mediterranean Bar & Grill), with personal guarantees, at £60,000 per annum on a lease expiring on 1st June 2037.

# Tenant Information

The Azzurri Group operate some 250 restaurants and shops including Zizzi, Ask Italian and Coco Di Mama.

Website Address: [www.azzurrigroup.co.uk](http://www.azzurrigroup.co.uk)

For the year ended 26th June 2016, Azzurri Restaurants Ltd reported a turnover of £266.636m, a pre-tax profit of £17.627m, shareholders' funds and a net worth of £60.446m. (Source: Experian 03.11.2017.) For the year ending 26th June 2016, Azzurri Central Ltd did not report a turnover, reported a pre-tax profit of £1.28m, shareholders' funds and a net worth of £44.8m. (Source: Experian 09.11.2017.)

# VAT

VAT is applicable to this lot.

# Documents

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

# Energy Performance Certificate

For EPC Rating please see website.

# Orpington 132-134 High Street Kent BR6 0JS

- **Freehold Restaurant Investment**
- Comprising a total of 422.7 sq m (4,550 sq ft)
- Entirely let to Azzurri Restaurants Ltd on a lease expiring in 2037 with no breaks (sub-let)
- Prominent town centre location
- Rent Review 2017 outstanding
- Current Rent Reserved  
**£60,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

