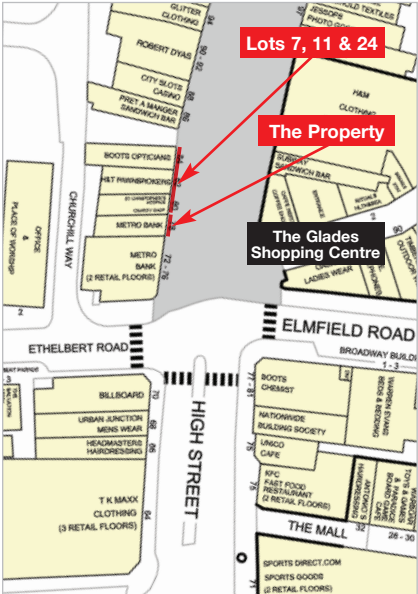


Bromley
78 High Street and
4 Manor Mansions
Kent
BR1 1EY

- **Freehold Bank and Residential Investment**
- Comprising a ground floor bank with three bedroom maisonette above
- Bank let to Metro Bank plc until 2042 (no breaks)
- Well located on pedestrianised High Street, opposite The Glades Shopping Centre and 300m from Bromley South Rail Station
- Rent Review 2022
- Current Rent Reserved

£83,200 pa

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 on the west side of the pedestrianised High Street, close to its junction with Ethelbert Road, some 300 metres from Bromley South Rail Station, which provides regular train services to London Victoria (22 minutes).
Occupiers close by include Halifax Bank, Office Shoes, Gap and Carpetright. Diagonally opposite the property is one of the entrances to The Glades Shopping Centre, which is home to Marks & Spencer, Debenhams, River Island, H&M and The Disney Store, amongst many others.

Description
The property is arranged on ground and two upper floors to provide a ground floor bank with a self-contained maisonette above, access to which is via the rear.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 21st November. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 18 Bromley**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
78 High Street	Metro Bank plc (1)	Gross Frontage	5.35 m	(17' 7")	25 years from 26.04.2017 Rent review every 5th year FR & I	£70,000 p.a.	Rent Review 2022
		Net Frontage	4.50 m	(14' 9")			
		Built Depth	17.80 m	(58' 5")			
4 Manor Mansions	Individual	3 Bedroom Maisonette (2)			Assured Shorthold Tenancy expiring 21.08.2019	£13,200 p.a.	Reversion 2019

(1) For the year ended 31st December 2017, Metro Bank plc did not report a turnover, but reported pre-tax profit of £18.075m and a net worth of £947.658m. (Source: riskdisk.com 18.09.2018.)
(2) Not inspected by Allsop. Accommodation details provided by the Vendor.

Total £83,200 p.a.