

Bromley

201-203 Southborough
Lane
Kent
BR2 8AR

- **Freehold Shop and Residential Investment**
- Comprises two shops and a two bedroom flat
- One shop let to Ladbrokes (Racing) Ltd on a lease expiring 2025
- Affluent commuter belt location
- No VAT
- Total Current Rents Reserved
£30,450 pa



The tenant of shop 201 is about to commence fit out.

Tenure

Freehold.

Location

Bromley, with a population of some 275,000, is a popular and affluent town and is the commercial and administrative centre of the London Borough of Bromley, the largest of the London boroughs. The town is located some 12 miles south-east of central London at the junction of the A21 and A222.

The property is situated near the junction with the Fairway in a local parade of shops with parking in this densely populated residential area. Occupiers close by include Budgens and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide two shops and a self-contained flat above which is accessed from the front. In addition, there is a garden to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
201	N Jane & W Harrison t/a Mustard's	Gross Frontage 4.4 m Net Frontage 3.7 m Shop Depth 11.5 m	(14' 5") (12' 2") (37' 8") 12 years from completion Rent review every 4th year FR & I. Tenant break clause in 2nd, 4th and 8th year	£7,000 p.a.	Rent Review 2018
203	Ladbrokes Betting & Gaming Ltd t/a Ladbrokes	Gross Frontage (1) 5.5 m Net Frontage 3.85 m Shop Depth 10.6 m Built Depth 12.65 m	(18' 0") (12' 7") (34' 9") (41' 6") 12 years from 28.01.2013 Rent review every 4th year FR & I	£13,250 p.a.	Rent Review 2017
203A	An Individual	First Floor Flat – Three Rooms, Kitchen and Bathroom (2)	Assured Shorthold Tenancy	£10,200 p.a. (annualised)	Holding Over

(1) Including entrance to flat.

(2) Not inspected by Allsop, accommodation details provided by the Vendor.

Total £30,450 p.a.

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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