

SITUATION

Located to the north-west of Bromley town centre, opposite the **Empire Cinema** and within an area that hosts a number of restaurants and pubs. In addition, there is a walk-way opposite that leads directly to a multi-storey car park and there is a separate car park to the rear of the property.

The pedestrianised section of the High Street is only approx. 250 yards away.

Bromley is located some 12 miles south-east of central London at the junction of the A21 and A222.

PROPERTY

Forming part of a terraced building comprising a recently refurbished **Ground Floor Double Restaurant/Bar** with internal access to a **Basement Store**. There is a rear external artificial grassed seating area and a rear parking space accessed via a service road.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 15th November 2012 at a peppercorn ground rent.

£45,000 per annum

The Surveyors dealing with this property are STEVEN GROSSMAN and JONATHAN ROSS

ACCOMMODATION

Ground Floor Double Restaurant/Bar

	33'1" (max)
	11'7"
	67'9"
	98'4"
Approx	1,485 sq ft
Approx	335 sq ft

Male & Female WCs

Plus Rear External Seating Area

Basement Store Approx 695 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **Ronnys Limited as a Restaurant/Bar** for a term of 10 years from 8th January 2015 at a rent of £45,000 per annum exclusive (see Note 1) rising to £50,000 p.a. in 2019.

Rent Review 2020

Note 1: The current rent is £40,000 p.a. rising to £45,000 p.a. in January 2016 and the Vendor will make up the rent shortfall on completion.

Note 2: There is a £10,000 Rent Deposit held.

Note 3: We understand the lessee of the restaurant has spent approx. £200,000 on fitting out the premises.

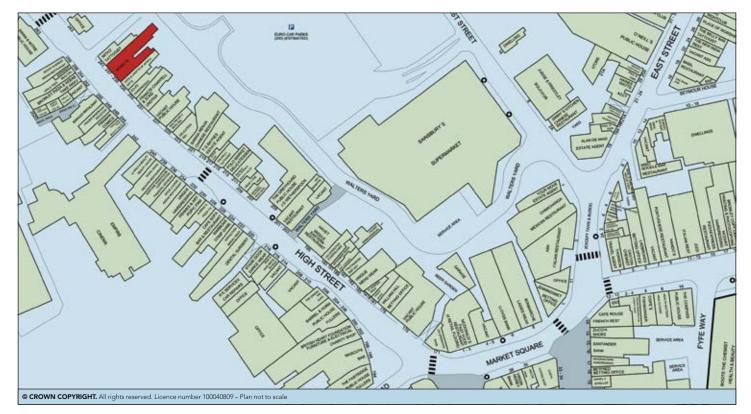
237-239 High Street, Bromley, Kent BR1 1NZ











JOINT AUCTIONEERSMichael Laurie Kaye – Tel: 020 7629 1177
Ref: M. Kaye Esq – Email: m@mlk.co.uk

VENDOR'S SOLICITORS

Harrow Law Practice – Tel: 020 8909 0202

Ref: H. Patel, Esq – Email: hp@harrow-law.com