



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

Internal Width		33'1" (max)
narrowing at rear to		11'7"
Restaurant Depth		67'9"
Built Depth		98'4"
Restaurant Area	Approx	1,485 sq ft
Kitchen Area	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.

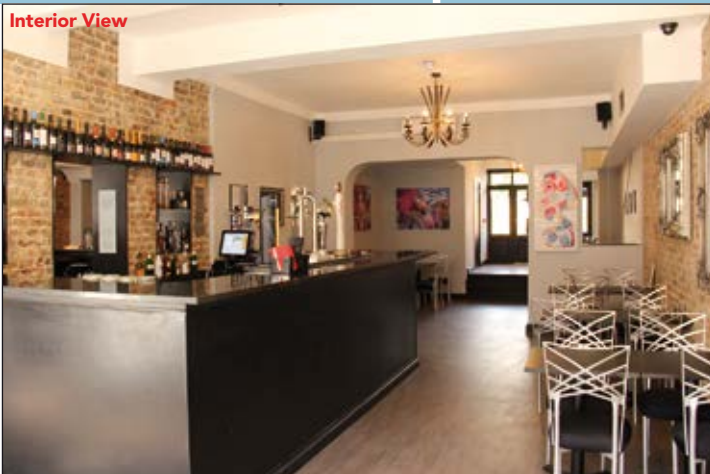
Note 2: There is a £10,000 Rent Deposit held.

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

Interior View



Interior View



External Seating Area



View Further Along High Street



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JOINT AUCTIONEERS

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