



**SITUATION**

Located within this established parade occupying a busy trading position fronting the High Street, adjacent to an **HSS Hire** and in the same parade as **The Co-Operative Food, Coral** as well as a variety of other local traders. Orpington lies approx. 12 mile south-east of central London and benefits from good road links via the M25 (Junction 3).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **3 Bed Self-Contained Flat** on the first and second floors. The property benefits from the use of a rear service road for unloading and a **small Yard** with space for **2/3 cars**.

**ACCOMMODATION**

**Ground Floor Shop**

|                |                  |
|----------------|------------------|
| Gross Frontage | 19'2"            |
| Internal Width | 15'7"            |
| Shop Depth     | 23'2"            |
| Built Depth    | 87'2"            |
| Area           | Approx 970 sq ft |
| WC             |                  |

**First & Second Floor Flat**

3 Bedrooms, Living Room, Kitchen, Bathroom/WC  
GIA Approx 800 sq ft

**£23,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **B. Djamil as a Fish & Chip Shop** for a term of 10 years from 29th September 2010 at a current rent of **£23,000 per annum** exclusive.

**Note: The tenant sublets the flat.**



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts