



6 WEEK COMPLETION

View towards the property

**SITUATION**

Occupying a busy local trading position opposite the junction with Capstone Road, close to branches of **Co-operative Funeralcare, William Hill, Morleys, Day Lewis Pharmacy, Co-op Supermarket** and a host of established local traders. Downham Way runs between the A21 Bromley Road and the A2212 Baring Road close to Grove Park Mainline Station and Sundridge Park Golf Club under 2 miles north of Bromley Town Centre and approx. 10 miles south east of Central London.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** at first floor level. There is a rear service road allowing vehicular access for unloading and off-street parking for 2 cars.

**ACCOMMODATION**

**Ground Floor Takeaway**

Gross Frontage	20'9"
Internal Width	18'11"
Shop Depth	35'8"
Built Depth	48'5"
Ext. WC	

**First Floor Flat**

2 Bedrooms, Living Room, Kitchen, Utility Room, Bathroom/WC  
(GIA Approx. 780 sq ft)

**£15,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **I. Altinok trading as Milano Kebab & Pizza House** for a term of 20 years from 15th February 1995 at a current rent of **£15,000 per annum** exclusive.

**Holding over – No Notices have been served.**

**Note 1: The lessee has confirmed that he would like to negotiate terms for a new lease.**

**Note 2: A ground floor shop only at No. 424 was let in October 2015 at £12,500 p.a.**

**Note 3: We understand that the flat is not currently sub-let by the tenant.**

**Maltbys**  
**JOINT AUCTIONEERS**  
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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