



SITUATION

Located within this popular shopping centre, close to **Ladbroke's**, **Budgens** and a host of local traders, all serving the surrounding sought after residential area. Bickley Station and Petts Wood Station (Thameslink and Southeastern Lines) are both approx. 1 mile distant and Bromley town centre is only 2 miles to the north-west. Bromley lies approx. 10 miles south-east of central London at the junction of the A21 and A222.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. The property includes a **Deep Rear Garden and Garage** which backs onto a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	13'4" widening to 16'9"
Shop Depth	34'4"
Built Depth	44'0"
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 615 sq ft)

Plus Garden & Garage

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCY

The entire property is let on a full repairing and insuring lease to **J. A. Spiers (with guarantor)** as a **Café/Coffee Shop** for a term of 15 years from 11th June 2010 at a current rent of **£16,500 per annum** exclusive.

Rent Review 2020

Note 1: There is a £8,250 Rent Deposit held.

Note 2: There may be potential to create additional living space in the loft, subject to obtaining possession and the necessary consents.

£16,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Darlington's
Tel: 020 8951 6666 Ref: Jonathan Green
Email: jgreen@darlington.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page