



SITUATION

Located close to the junction with Bourne Way in this well established local parade, adjacent to **One Stop** and close to a host of local traders, all serving the surrounding sought after residential area. Hayes Railway Station (Southeastern Line) is under 1 mile away and Bromley town centre is only approx. 3 miles to the north. West Wickham lies some 12 miles south-east of London midway between Croydon and Bromley.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** planned on the first and second floor levels. In addition, the property includes a **15 ft front forecourt**, a **rear yard** and **off-street parking for 2 cars**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'10"
Built Depth	43'0"
WC	

First and Second Floor Flat

3 Bedrooms, Kitchen, Living Room, 2 x Bathroom/WC



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TENANCY

The entire property is let on a full repairing and insuring lease to **J. Lam t/a Sakura Café and Sushi** for a term of 15 years from 21st December 2016 at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2021 and 2026

Note 1: There is a £4,007 Rent Deposit held.

Note 2: The Flat is occupied by staff.

Note 3: There is potential to extend the shop at the rear and also to convert the roof space, subject to obtaining possession and the necessary consents.

£17,500 per annum

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

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

Vendor's Solicitors

Darlingtons
Tel: 020 8951 6666 Ref: Jonathan Green
Email: jgreen@darlingtons.com