

SITUATION

Lot 5

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

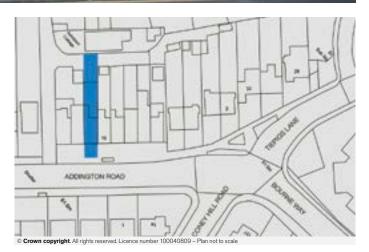
Ground Floor Shop

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

WC

First and Second Floor Flat

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



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.

Vendor's Solicitors

Darlingtons

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£17,500