



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 **Large Rear Garden and Garage** which backs on to a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'9"
Internal Width 12'8" widening to 15'6"
Shop Depth 34'4"
Built Depth 44'0"
WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
Plus Rear 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 **A. Miller t/a A M Kitchen Design as a Kitchen Showroom** for a term of 8 years from 25th July 2012 at a current rent of **£18,000 per annum exclusive (see Note 1)**.

Note 1: The tenant currently pays £16,500 p. a. by way of a personal concession.

Note 2: The tenant did not operate their July 2018 Break Clause.

Note 3: The Flat is sub-let on an AST.

Note 4: There may be potential to create additional living space in the loft, subject to obtaining possession and the necessary consents.

£18,000 p.a. (see Note 1)

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

Darlington's
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