



## SITUATION

Located close to the junction with Westwood Lane, opposite **Costa Coffee** and amongst such multiples as **Betfred, Tesco Express, Machine Mart, Spar, Coral** and a host of local traders. Sidcup lies approx. 4 miles east of Bromley and 11 miles south-east of central London with good road links via the A2 to the South Circular Road and the M25 (Junction 2).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access, via the adjoining property, to an **Office** at first floor level. There is front forecourt parking for 2 cars.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'7"
Internal Width (max)	17'3"
narrowing at rear	
Shop Depth	13'5"
Built Depth	26'0"
WC	

### First Floor Office

Area	Approx 180 sq ft
------	------------------

VAT is applicable to this Lot

FREEHOLD

## View opposite



## TENANCY

The entire property is let on a full repairing and insuring lease to **M S Kennedy & A J Hodges t/a Robinson-Jackson Estate Agents (having 22 branches)** for a term of 10 years from 25th June 2014 at a current rent of **£8,000 per annum** exclusive.

**Rent Review June 2019 (Outstanding - Landlord quoted £12,000 p.a.)**

**Note: The Tenant also occupies the adjoining corner shop (No.1) which intercommunicates with the subject property and we understand that the tenant spent around £50,000 fitting out No.2 in 2014 as they expanded their practice from next door.**

**£8,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Axiom Stone  
Tel: 020 8951 6986 Ref: Jaymini Ghelani  
Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page