

## 94 Bromley Hill Bromley, Greater London BR1 4JU

lot 23

### Freehold Leisure Investment

- Prominent location, close to Bromley town centre
- Includes car parking
- Residential redevelopment potential, subject to consents
- In same ownership for over 56 years
- Six Week Completion Period Available

Rent  
£31,250  
per annum  
exclusive



### On behalf of Executors

#### Location

**Miles:** 1 mile north of Bromley town centre  
3.5 miles south of the Royal Borough of Greenwich  
9 miles south of Central London  
**Roads:** A21, A205 (South Circular Road), M25 (Junction 4)  
**Rail:** Ravensbourne Station, Bromley South Station (Direct to London Victoria in approx 20 minutes)  
**Air:** London City, London Gatwick, London Heathrow

#### Situation

The property is situated in a prominent position on the east side of Bromley Hill (A21), an important thoroughfare through South-East London and approximately 1 mile north of Bromley town centre. The location is a mixed use area with neighbouring users being predominantly residential, car showrooms and a petrol filling station.

#### Description

The property comprises a substantial commercial unit used as leisure accommodation on the ground floor with ancillary accommodation on the first floor. The property benefits from on-site car parking and may be suitable for possible future residential development, subject to consents.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Leisure	337.24 sq m	(3,630 sq ft)	<b>INDIVIDUAL (t/a 'Quasar Elite') (1)</b>	10 years from 08/03/2007 on a full repairing and insuring lease	£31,250	08/03/2017
First	Ancillary	42.27 sq m	(455 sq ft)				
<b>Total</b>		<b>379.51 sq m</b>	<b>(4,085 sq ft)</b>			<b>£31,250</b>	

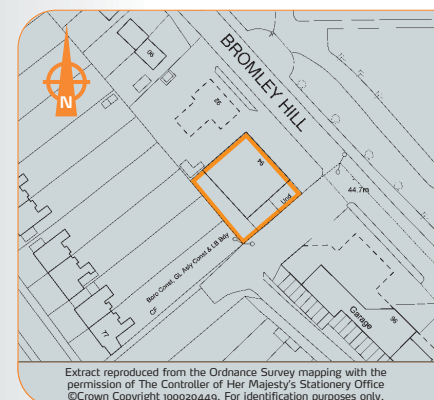
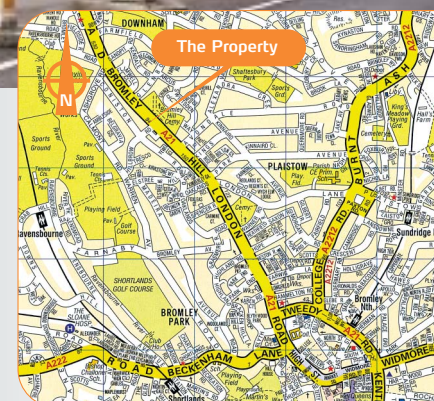
- (1) Following extensive research period and dedicated trials, Quasar Elite was officially launched in 2005 and runs game centres from 21 sites in the UK and approximately 20 other sites across Europe and Russia. (Source www.quasarelite.com 07/01/2013)  
(2) The above floor areas were agreed between the surveyors acting for the parties at the June 2000 Rent Review.

#### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Tom Ryder**  
Tel: +44 (0)20 7034 4858.  
Email: tom.ryder@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Solicitors:

**Winckworth Sherwood**  
Minerva House, 5 Montague Close, London SE1 9BB.  
Tel: +44 (0)20 7593 5023.  
Email: rmmcneill@wslaw.co.uk  
Ref: Michael McNeill.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 10002049. For identification purposes only.