

63 High Street Bromley, Greater London BR1 1JY

lot 1

Freehold Retail Investment

- Entirely let to Baleday Limited until November 2025
- Busy High Street location
- Future residential potential on upper parts (subject to consents)
- Nearby occupiers include Laura Ashley, TK Maxx, Nationwide, KFC and Boots
- Located close to Intu and The Mall Shopping Centres
- Six Week Completion

Rent
£57,124
p.a.x. rising
to £65,264
p.a.x in
2020



On behalf of Joint LPA Receivers,
Philip Matthews and Edward
Starling

Location

Miles: 7 miles south of the Royal Borough of Greenwich
12 miles south-east of London Charing Cross
Roads: A21, A205 (South Circular Road), M25 (Junction 4)
Rail: 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 location within Bromley town centre on the eastern side of the High Street, close to its junction with Elmfield Road. The property is within close proximity of both the major Intu and The Mall Shopping Centres which house occupiers such as Debenhams, Marks & Spencer, the Apple Store, H&M and Disney.

Description

The property comprises ground floor retail accommodation with self-contained office and ancillary accommodation on the first and second floors benefiting from separate access at the rear.

The upper parts may be suitable for future residential conversion (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	141.08 sq m (1,518 sq ft)	BALEDAY LIMITED (t/a Cashino) (1)	13 years 5 months from 01/07/2012 until 31/11/2025 on a full repairing and insuring lease	£57,124 (3)	01/12/2020
First	Ancillary	61.24 sq m (659 sq ft)				
Second	Ancillary	42.34 sq m (455 sq ft)				

Totals 244.66 sq m (2) (2,632 sq ft) (2)

**£57,124 rising to
£65,264 in 2020**

- (1) Cashino operates from approximately 157 venues throughout the UK. (Source: www.cashino.com 11/09/2013)
 (2) The first and second floor areas have been calculated on a GIA basis.
 (3) For the purposes of clarification the current rent is £50,000 p.a.x, rising to £57,124 p.a.x. in December 2015. The Seller has agreed to adjust the completion monies so that the property effectively produces £57,124 p.a.x. from completion of the sale.

For further details please contact:

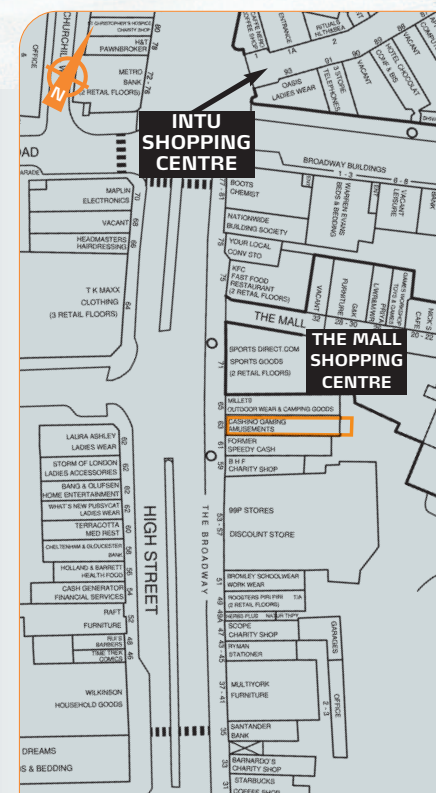
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