

## lot 12

Rent  
**£138,850**  
per annum  
exclusive

## 111 High Street Bromley, Greater London BR1 1JQ

### Prime Freehold Retail Investment

- Entirely let to Woolwich Building Society (part of Barclays Banking Group)
- Benefits from privity of contract
- Prime pedestrianised High Street position outside The Glades Shopping Centre
- Nearby occupiers include Marks & Spencer, H & M, Gap & Burger King
- Approximately 224.73 sq m (2,419 sq ft) of well configured retail space
- Popular Greater London Location







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### Location

**Miles:** 7 miles north-east of Croydon  
12 miles south-east of Central London  
**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 prominently situated in a highly sought after trading position on the eastern side of the pedestrianised High Street between the entrance to Marks & Spencer and The Glades Shopping Centre. The Shopping Centre houses Debenhams, French Connection, H & M, Boots the Chemist and numerous other national occupiers.

### Description

The property comprises a well configured ground floor retail unit with first floor storage and ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	163.42 sq m	(1,759 sq ft)	<b>WOOLWICH BUILDING SOCIETY</b> (part of Barclays Banking Group) sublet to <b>TIGER RETAIL LIMITED</b> (1) (2)	25 years from 25/03/1993 on a full repairing and insuring lease	£138,850	25/03/2013 (25/03/2018)
First	Storage/Ancillary	61.31 sq m	(660 sq ft)				
<b>Totals</b>		<b>224.73 sq m</b>	<b>(2,419 sq ft)</b>			<b>£138,850</b>	

(1) In 2000, Barclays PLC paid £5.4 billion for The Woolwich. In 2006, Barclays announced that The Woolwich was to become the Barclays UK mortgage brand. (Source: www.barclays.com) For the year ending 31st December 2013, Barclays Bank Plc reported a pre-tax profit of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 14/11/2014)

(2) Barclays Bank Plc have sublet the property to Tiger Retail Limited on a term until 21/09/2018. For the year ending 31st December 2013, Tiger Retail Limited reported a turnover of £21,318,758, pre-tax profits of £2,477,303 and a net worth of £3,786,676. (Source: www.riskdisk.com 14/11/2014)

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