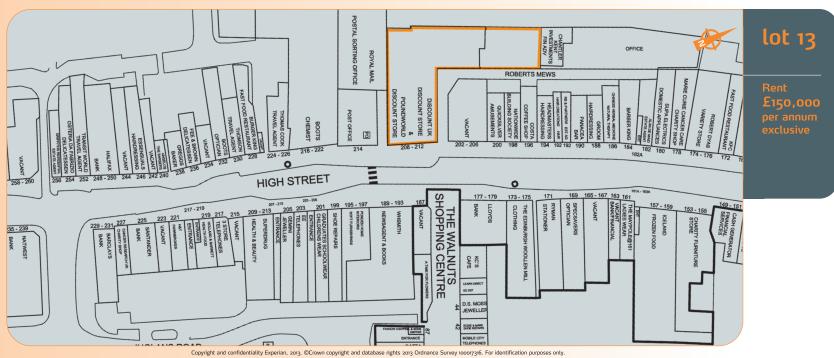
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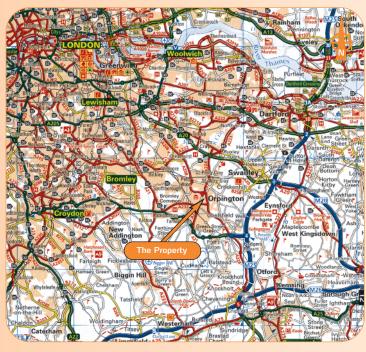


On behalf of a Major Fund



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- Miles: 6 miles south-east of Bromley 10 miles east of Croydon
- No Colspan="2" Colspan="2"

The property is situated in a prominent position on the western side of the High Street, Orpington's prime retailing thoroughfare. The property is located opposite an entrance to the Walnuts Shopping Centre which houses occupiers such as New Look, Greggs and Wilko. Other nearby occupiers include WH Smith, Lloyds Bank, Boots, Specsavers and Costa Coffee.

The property comprises a large ground floor retail unit with ancillary accommodation on the first and second floors. In addition the property benefits from a rear yard which can be accessed via Roberts Mews

Freehold.

VAT is applicable to this lot.

**Six Week Completion** 

Tenancy and acco	icy and accommodation						
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First Second	Retail Ancillary Ancillary	704.66 sq m	(7,585 sq ft)		10 years from 15/08/2011 until 14/08/2021 on a full repairing and insuring lease	£150,000	15/08/2016

# Totals 1,616.78 sq m (17,403 sq ft)

(1) For the year ending 31/03/2014, Poundworld Retail Limited reported a turnover of £345,259,000, pre-tax profits of £5,002,000 and a total net worth of £11,498,000. (Source: www.riskdisk.com 27/02/2015)

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Dentons UKMEA LLP Contact: Greg Rigby. Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Bude Nathan Iwanier 1-2 Temple Fortune Parade, Bridge Lane, London NW11 oQN. Tel: +44 (o)20 8209 2454. Email: bd@bnilaw.co.uk Ref: Booky Dubiner.

£150,000