

lot 13

208/212 High Street
Orpington, Kent BR6 0JN

Rent
£150,000
per annum
exclusive

Freehold Retail Investment

- Let to Poundworld Retail Limited on a 10 year lease until 2021
- Directly opposite Walnuts Shopping Centre
- Prominent position on prime retailing thoroughfare
- Nearby occupiers include WH Smith, Lloyds Bank, Boots and Costa Coffee



On behalf of
a Major Fund



lot 13

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£150,000
per annum
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Location

Miles: 6 miles south-east of Bromley
10 miles east of Croydon
16 miles south-east of Central London
Roads: A224, A20, A21, M25 (Junction 4)
Rail: Orpington Railway Station (15 mins to London Bridge)
Air: London City Airport

Situation

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.

Description

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.

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
Ground	Retail	703.83 sq m (7,576 sq ft)	POUNDWORLD RETAIL LIMITED (1) (t/a Bargain Buys)	10 years from 15/08/2011 until 14/08/2021 on a full repairing and insuring lease	£150,000	15/08/2016
First	Ancillary	704.66 sq m (7,585 sq ft)				
Second	Ancillary	208.29 sq m (2,242 sq ft)				
Totals		1,616.78 sq m (17,403 sq ft)			£150,000	

(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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Buyer's Legal Title Report

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Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
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