# lot 13

## 208/212 High Street Orpington, Kent BR6 oJN

Rent **£150,000** per annum exclusive

Freehold Retail Investment

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

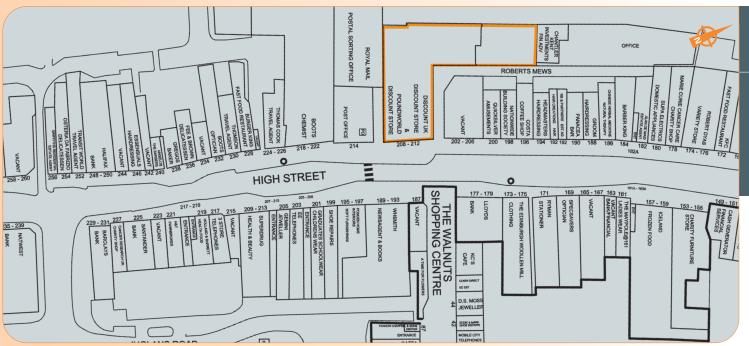


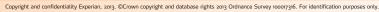
On behalf of a Major Fund

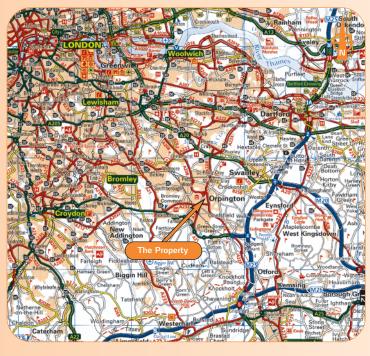


lot 13

£150,000 per annum exclusive









Miles: 6 miles south-east of Bromley

10 miles east of Croydon

no finites east of Cloydon

no 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

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

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Tenancy	and a	ccomm	odation

Floor	Use	Floor Area	s (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground First Second	Retail Ancillary Ancillary	704.66 sq m	(7,585 sq ft)		14/08/2021 on a full repairing	£150,000	15/08/2016

Totals £150,000 1,616.78 sq m (17,403 sq ft)

(i) 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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