

lot 26

92 High Street Bromley, Greater London BR1 1EY

Rent
£89,000
per annum
exclusive

Freehold Retail Investment

- Let to HMV Retail Limited until 2022 (subject to option)
- Prime pedestrianised High Street position directly opposite the major 133 unit Intu Shopping Centre

- Neighbouring occupiers include Marks & Spencer, H & M, Gap & River Island



On behalf of





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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 on the west side of the prime pedestrianised High Street some 50 metres from the main entrance of the major 133 unit Intu Shopping Centre with occupiers such as Debenhams, French Connection, H & M and Boots the Chemist. Other major occupiers include GAP, Pret A Manger and Russell & Bromley.

Description

The property comprises ground floor retail accommodation with retail and ancillary accommodation on the first floor. The property benefits from rear access from Churchhill Way. The tenant also occupies the adjacent property and has created an access between the two properties.

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	135.82 sq m	(1,462 sq ft)	HMV RETAIL LIMITED (1)	10 years from 26/03/2012 on a full repairing and insuring lease (2)	£89,000	26/03/2017 (25/03/2022)
First	Retail/Ancillary	119.66 sq m	(1,288 sq ft)				
Totals		255.48 sq m	(2,758 sq ft)			£89,000	

(1) HMV is a leading specialist retailer of music, film, games and technology products, with over 120 stores in the UK (Source:www.hmv.com).
(2) The lease provides for a tenant option to determine the lease on 25/03/2017 subject to 12 months' prior written notice. The tenant will benefit from a 6 month rent free period in the event that the option to determine is not exercised.

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