

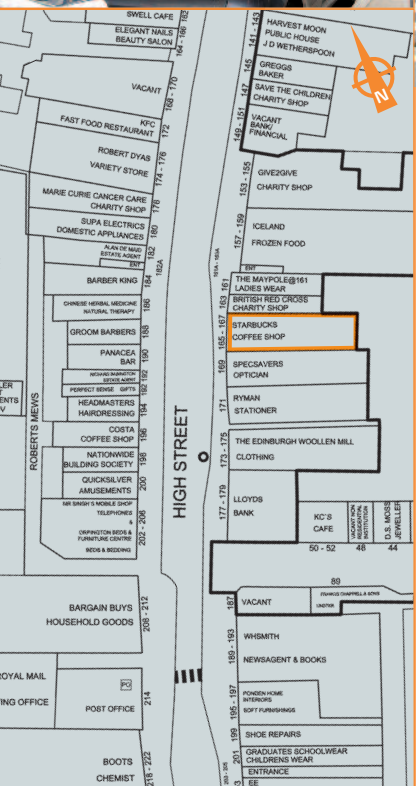
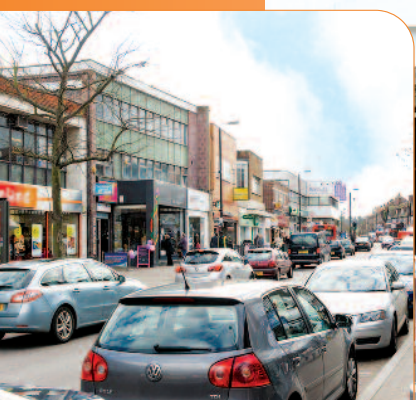
lot 2 165/167a High Street Orpington, Kent BR6 oLW

Rent **£38,640** per annum exclusive

Freehold Retail and Residential Investment

- Predominantly let to a Starbucks Franchisee until 2024 (no breaks)
- Situated to the front of The Walnuts Shopping Centre in a prominent retailing position
- Benefits from a self-contained flat
- Nearby occupiers include Poundland, JD Wetherspoon, WH Smith and Sainsbury's
- VAT free Investment

On behalf of Receivers



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 eastern side of High Street. The property benefits from its proximity to The Walnuts Shopping Centre, and nearby occupiers including Sainsbury's, Boots the Chemist, Superdrug and WH Smith.

Description

The property comprises a ground floor retail unit with ancillary accommodation and a self-contained flat at first floor level.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	201.41 sq m (2,168 sq ft)	INDIVIDUAL (T/A Starbucks Coffee)	10 years from 14/11/2014	£30,000 rising to £32,000 in 14/11/2019	14/11/2019 (13/11/2024)
Part First	Ancillary	67.45 sq m (726 sq ft)				
Part First	Residential – One bedroom flat	Not Measured	EASY LET HOUSING LTD	3 years from 02/05/2013	£8,640	(01/05/2016)
Totals		268.86 sq m (2,894 sq ft)			£38,640	

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
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