

# 174-176 High Street Orpington, Kent BR6 0JW

lot 9

## Freehold Retail Investment

- Entirely let to Robert Dyas Holdings Limited
- Robert Dyas in occupation since c. 1988
- Situated opposite the Walnuts Shopping Centre in a prominent retailing position
- Nearby occupiers include Greggs, Specsavers, JD Wetherspoon and Starbucks

Rent  
£45,700 per  
annum  
exclusive



On behalf of  
Receivers

**CBRE**

### 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 within a parade of retail units on the western side of the High Street and adjacent to The Walnuts Shopping Centre. It lies equidistant between the two High Street entrances of the shopping centre. Nearby occupiers include KFC, Specsavers, JD Wetherspoon, Iceland, Peacocks, Starbucks, Lloyds Bank and Greggs.

### Description

The property, which forms part of a retail parade, provides retail accommodation at ground floor level and ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is 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.	Reversion
Ground First	Retail/Ancillary Ancillary	357.71 sq m (3,850 sq ft) 202.14 sq m (2,176 sq ft)	<b>ROBERT DYAS HOLDINGS LIMITED (1)</b>	5 years from and including 25/12/2012 on a full repairing and insuring lease	£45,700	24/12/2017
<b>Totals</b>		<b>559.85 sq m (6,026 sq ft)</b>			<b>£45,700</b>	

(1) For the year ending 28th March 2015, Robert Dyas Holdings Limited reported a turnover of £125,499,000, pre-tax profits of £1,616,000 and a total net worth of £14,208,000 (Source: Experian Group 20/04/2016).

### For further details please contact:

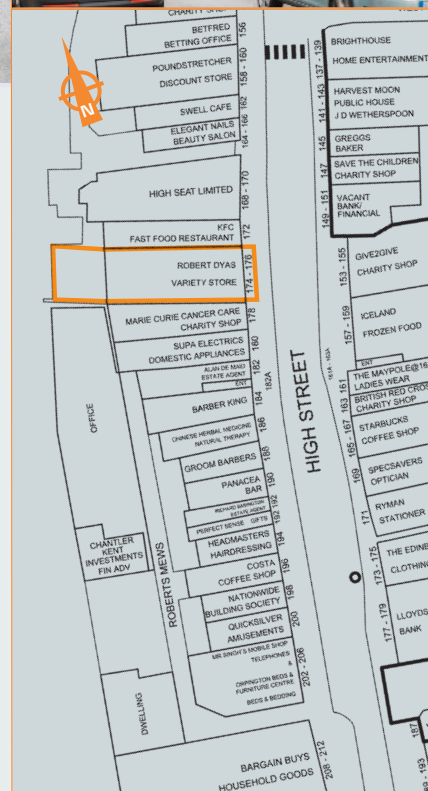
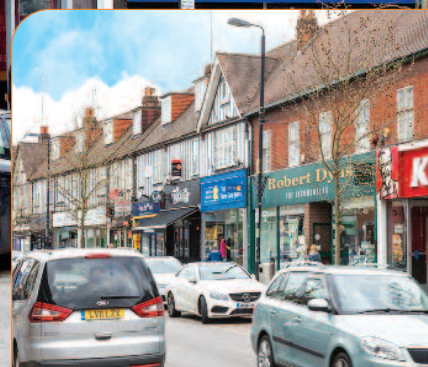
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### Buyer's Legal Report Service:

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Walker Morris**  
Kings Court, 12 King Street, Leeds, LS1 2HL.  
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