

276-280 High Street  
Orpington, Kent BR6 0ND

lot 3

## Freehold Retail Parade Investment

- Comprises a parade of three retail units (with residential upper parts let on long leases)
- Let to tenants trading as estate agents, café and tanning salon
- Town centre location close to The Walnuts

### Shopping Centre, Sainsbury's and Tesco Extra supermarkets

- Commercial area totalling approximately 273.88 sq m (2,948 sq ft)
- Popular commuter belt location

**Rent**  
**£70,800 per annum exclusive**



On behalf of  
Insolvency  
Practitioners



### Location

**Miles:** 6 miles south-east of Bromley  
10 miles east of Croydon  
16 miles south-east of Central London

Roads: A20, A21, A224, 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, between Knoll Rise and Homefield Rise. The property is close to The Walnuts Shopping Centre with nearby occupiers including Sainsbury's, Tesco Extra, McDonald's, Superdrug and Barclays. NatWest and HSBC banks.

### Description

The property comprises a parade of three ground floor retail units (forming part of a larger terrace) with self-contained residential accommodation on the first and second floors.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

## Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
276	Ground	Retail/Ancillary	107.06 sq m	(1,158 sq ft)	<b>PREMIER INTERNATIONAL LEISURE LIMITED (t/a Megsun Tanning)</b>	10 years from 05/11/2014 (1)	£24,000	04/11/2019 (04/11/2024)
278	Ground	Retail/Ancillary	82.92 sq m	(893 sq ft)	<b>INDIVIDUAL (t/a Café)</b>	20 years from 25/12/2011	£29,500	25/12/2016 & 5 yearly (24/12/2031)
280	Ground	Retail/Ancillary	83.36 sq m	(897 sq ft)	<b>ACORN LIMITED (2) (t/a Langford Russell Estate Agents)</b>	Approx 10 years from 21/10/2014 (3)	£17,000	29/09/2019 (28/11/2024)
276A	First	Residential	-	(-)	<b>INDIVIDUALS</b>	99 years from 01/01/2004	£100	(31/12/2102)
276B	Second	Residential	-	(-)	<b>INDIVIDUAL</b>	99 years from 01/01/2004	£100	(31/12/2102)
280A	First & Second	Residential	-	(-)	<b>INDIVIDUAL</b>	99 years from 01/01/2004	£100	(31/12/2102)
<b>Total Commercial Area</b>			<b>273.88 sq m</b>	<b>(2,948 sq ft)</b>			<b>£70,800</b>	

- (1) The lease provides for a tenant option to determine on 4th November 2019.
- (2) Acorn Limited are part of the Acorn Group, which now employs over 300 people and last year sold over £750 million worth of property. The group incorporates a number of other brands including John Payne, Langford Russell, MAP Surveyors, Unique Properties UK and Start Financial Services. (Source: [www.acorgroup.co.uk](http://www.acorgroup.co.uk) 06/06/2016)
- (3) The lease provides for a tenant option to determine on 28th September 2019.
- NB. The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.

**For further details please contact:**

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## Buyer's Legal Report Service

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