

lot 35

119 High Street Bromley, Greater London BR1 1JQ

Rent
£95,000 per
annum
exclusive

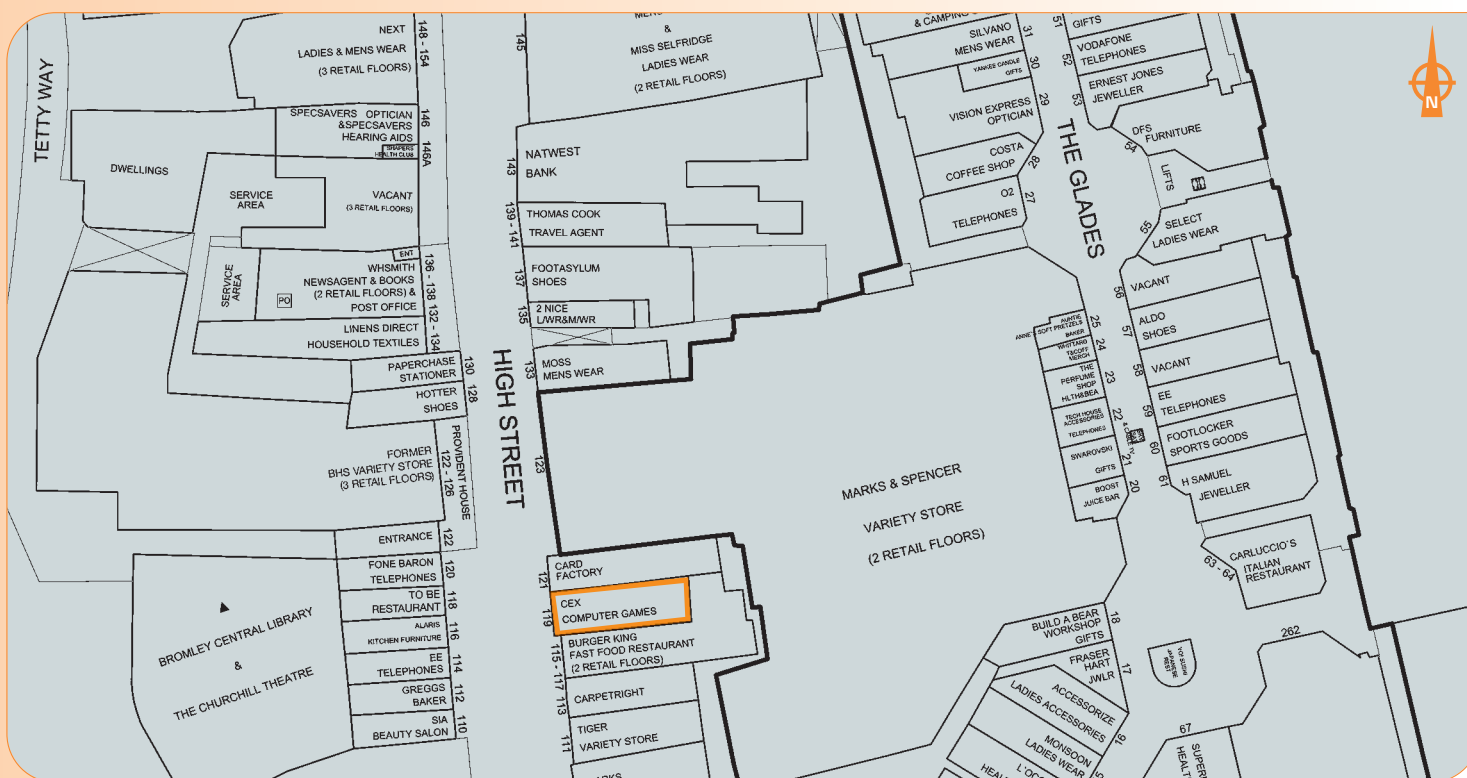
Freehold Retail Investment

- Let to CEX Limited
- Prime pedestrianised High Street position
- Close proximity to Intu Shopping Centre which houses Marks & Spencer, Debenhams, H & M, River Island and Costa Coffee
- Other nearby occupiers include Primark, Topshop/Topman, WH Smith and JD Sports
- VAT-free investment



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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 Railway Station
Air: London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

The property is located in a prime position on the eastern side of the pedestrianised High Street, between the two main entrances to Intu Shopping Centre. Intu Shopping Centre houses occupiers including Marks & Spencer Debenhams, H & M, River Island, Costa Coffee, Superdrug, Apple, French Connection, The Disney Store and Footlocker. Other nearby occupiers include Primark, Topshop/Topman, WH Smith, JD Sports and Tiger.

Description

The property comprises a ground floor shop with ancillary accommodation at basement, first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	193.33 sq m (2,081 sq ft)	CEX LIMITED (1)	10 years from 25/06/2010 on a full repairing and insuring lease (2)	£95,000	24/06/2020
Basement (Hatch Accessed)	Ancillary	5.95 sq m (64 sq ft)				
First	Ancillary	38.46 sq m (414 sq ft)				
Second	Ancillary	43.66 sq m (470 sq ft)				
Totals		281.40 sq m (3,029 sq ft)			£95,000	

(1) CEX trade from about 350 stores in the UK. For the year ending 30th June 2015, CEX Limited reported a turnover of £135,787,157, pre-tax profits of £833,137 and a total net worth of £142,390 (Sources: www.uk.webuy.com and Experian Group 04/11/2016).
(2) The lease is subject to a Schedule of Condition.

For further details please contact:
David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@acuitus.co.uk
www.acuitus.co.uk

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 for further details

Associate Auctioneers:
Harper Dennis Hobbs **Harper Dennis Hobbs**
Langham House, 302-308 Regent Street,
London, W1B 3AT
Tel: +44 (0)20 7462 9116
Email: jamiestrachan@hdh.co.uk
Ref: Jamie Strachan

Seller's Solicitors:
Edwin Coe LLP
2 Stone Buildings, Lincoln's Inn,
London, WC2A 3TH
Tel: +44 (0)20 7691 4085
Email: susan.johnson@edwincoe.com
Ref: Susan Johnson