£50,000 per annum exclusive (Gross)

12-16 Elmfield Road,

Bromley, Greater London BR1 1LR

Virtual Freehold Retail Investment







- · Let on a recent 15 year lease until 2031 (No breaks)
- 50m from the main entrance to the Major 130+ unit **Glades Shopping Centre**
- Nearby occupiers include Debenhams, Apple, H&M, River Island and Boots the Chemist

Miles: 7 miles north-east of Croydon 12 miles south-east of Central London

Roads: A21, A205 (South Circular Road), M25 (Junction 4)

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

The property is situated on the south side of Elmfield Road, directly opposite the major 130+ unit Glades Shopping Centre and adjacent to the Mall Shopping Centre. The Glades Shopping Centre accommodates major occupiers including Marks & Spencer, Debenhams, H&M, River Island, Costa Coffee, Superdrug, Apple, French Connection, The Disney Store and Footlocker.

Description

The property comprises ground and first floor retail accommodation and forms part of a larger building.

Virtual Freehold. Held for a term of 999 years from completion at a fixed ground rent of £300 per annum.

VAT

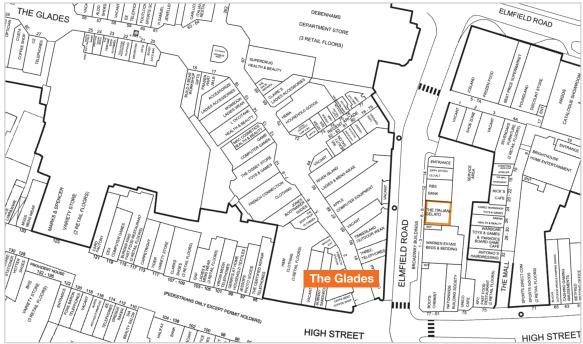
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail Retail	120.00 sq m 112.00 sq m		INDIVIDUAL t/a Creams, The Italian Gelato Co	15 years from August 2016	£50,000 (1)	08/2021 and 2026
Total		232.00 sq m	(2,498 sq ft)			£50,000	

(1) The lease provides for a tenant option to determine the lease in August 2021 and August 2026



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