

## Lot 43

£155,000 per annum  
exclusive

97-99 High Street,  
**Bromley, Kent BR1 1JQ**

Freehold Retail Investment





## Tenancy and accommodation

# Lot 43

£155,000 per annum  
exclusive

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent/Licence Fee p.a.x.	Reversion
97	Ground Basement First Second Third	Retail/Ancillary	105.60 sq m	(1,137 sq ft)	JESSOPS RETAIL LIMITED (1)	5 years from 02/09/2013	£70,000	01/09/2018
		Ancillary	71.50 sq m	(770 sq ft)				
		Ancillary	80.35 sq m	(865 sq ft)				
		Ancillary	62.82 sq m	(676 sq ft)				
		Ancillary	33.84 sq m	(364 sq ft)				
99	Ground Basement First Second Third	Retail/Ancillary	113.71 sq m	(1,224 sq ft)	FELDMAN AND POWER LIMITED t/a Gerrys at Home (2)	10 years from 20/09/2010	£82,500	19/09/2020
		Ancillary	113.31 sq m	(1,220 sq ft)				
		Ancillary	54.74 sq m	(589 sq ft)				
		Ancillary	55.70 sq m	(600 sq ft)				
		Ancillary	41.06 sq m	(442 sq ft)				
97	Basement	Telecoms Licence	-	-	CORNERSTONE TELECOMMUNICATIONS INFRASTRUCTURE LIMITED (3)	5 years from 22/01/2016 (4)	£2,500	21/01/2021
Total			732.63 sq m	(7,887 sq ft)			£155,000	

- (1) Jessops offers an extensive range of photography products including digital cameras, action & video cameras, lenses, camera accessories, drones, binoculars and telescopes from top brands including Sony, Nikon, Canon, Olympus, Fujifilm, Pentax, DJI and more. The company has 58 outlets nationwide in addition to an online business (Source: [www.jessops.com](http://www.jessops.com) 08/09/2017).
- (2) Gerrys at Home is a family business that was founded in 1952 and has since grown to become a very successful soft furnishing shop in Bexleyheath, Croydon and Bromley (Source: [www.gerrysathome.co.uk](http://www.gerrysathome.co.uk) 08/09/2017). The lease is on assignment from Everest Ltd who remain liable via an Authorised Guarantee Agreement.
- (3) Cornerstone Telecommunications Infrastructure Limited (CTIL) was founded in 2012 as a joint venture between Vodafone and Telefonica to manage the network sites for both companies (Source: [www.ctil.co.uk](http://www.ctil.co.uk) 08/09/2017).
- (4) The licence is terminable on 6 months' notice.



### Key Details

- Two shops on prime pedestrianised High Street
- Located in affluent Greater London Borough
- Let to Jessops Retail Limited and Feldman and Power Limited (t/a Gerrys at Home)
- Future redevelopment opportunities subject to consents

### On Behalf of a Cambridge College

#### Location

**Miles:** 6 miles east of Croydon  
11 miles south-east of Central London  
**Roads:** A21, A205 (South Circular Road), M25 (Junction 4)  
**Rail:** Bromley South Rail, Bromley North Rail  
**Air:** London City Airport, London Gatwick Airport, London Heathrow Airport

#### Situation

Bromley is a popular London suburb located just 11 miles south-east of Central London and 6 miles east of Croydon. The property is situated in a prime trading location on the pedestrianised High Street, between Marks & Spencer and H&M and the entrance to the Glades Shopping Centre. Nearby occupiers include Clarks, GAP, HMV, Tiger, Office, Russell & Bromley and Pret a Manger.

#### Description

The property comprises two retail properties which provide sales accommodation on ground, with ancillary accommodation on basement, first, second and third floors.

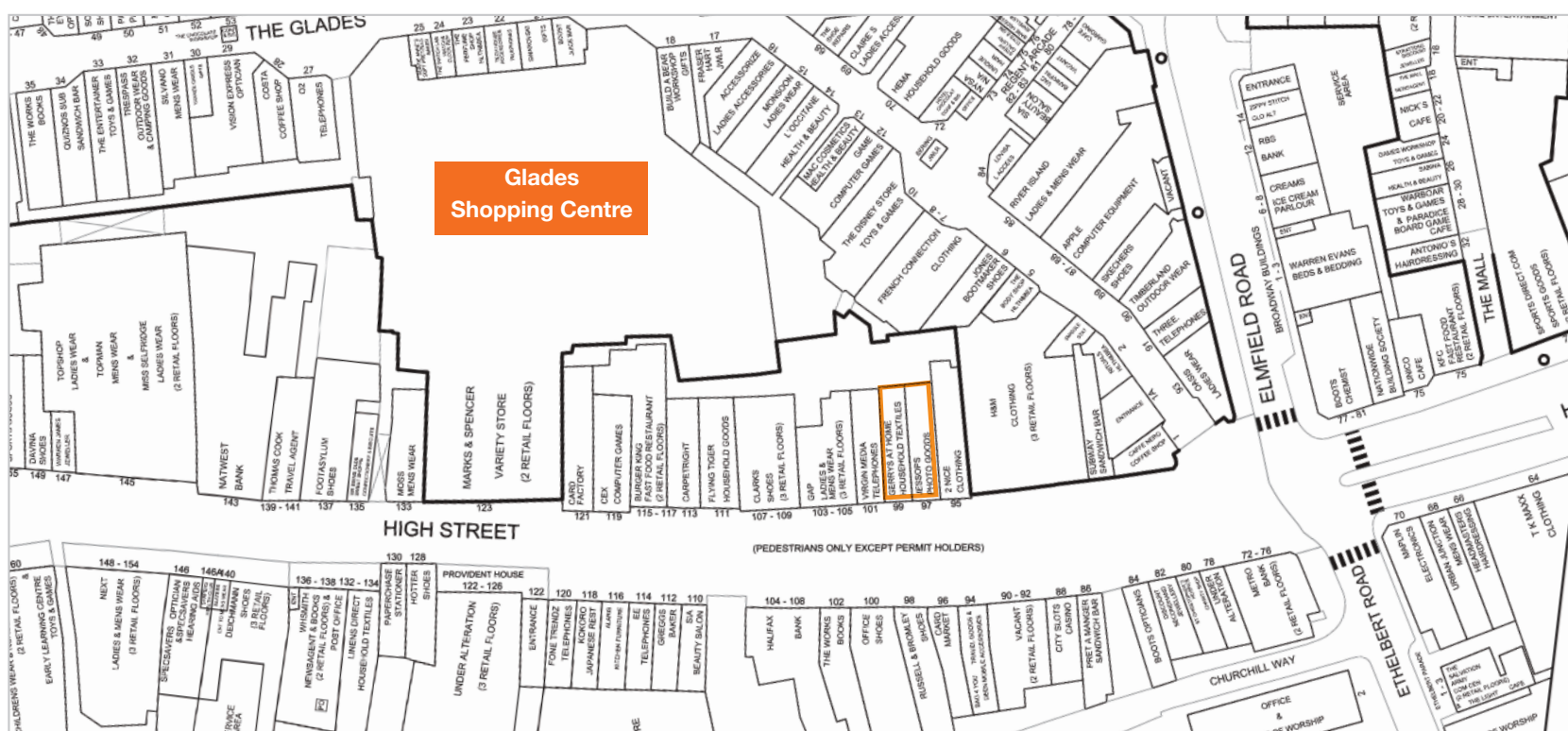
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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