Lot 11

£47,339.01 per annun

20 High Street,

West Wickham, London Borough of Bromley, Kent BR4 0NS

Freehold Bank and Residential Investment



Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- · One self-contained residential flat on upper floors
- Annual Rent Reviews linked to RPI rising to a minimum of £52,253.41 pa in June 2022
- · Located in affluent Kent town
- Nearby occupiers include Pizza Express, WH Smith, Bathstore and Domino's
- · VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 3 miles south-west of Bromley 4 miles east of Croydon

12 miles south-east of Central London

Roads: A232, M25 (Junction 4)
Rail: West Wickham Rail
Air: London City Airport

Situation

West Wickham is a popular Kent town some 4 miles east of Croydon in the London Borough of Bromley. The property is situated on High Street, adjacent to the Ravenswood Avenue Car Park which provides the town's main car parking (160 spaces). Nearby occupiers include Pizza Express, WH Smith, Specsavers and Bathstore.

Description

The property comprises a ground floor banking hall with first floor ancillary accommodation. In addition, the remaining first floor and second floor comprise a self-contained flat accessed via a dedicated external staircase at the rear.

Tenure

Freehold.

VA

VAT is not applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

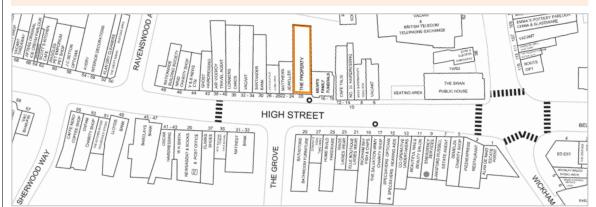
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First First/ Second	Banking Hall Ancillary Residential	179.4 sq m 26.10 sq m Not Me	(1,931 sq ft) (280 sq ft) easured	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease		Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £48,522.49 pa 04/06/2020 £49,735.55 pa 04/06/2021 £50,978.94 pa 04/06/2022 £52,253.41 pa (2)
Total Commercial Area:		205.5 sq m	(2,211 sq ft)			£47,339.01	

- (1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 09/05/2018). HSBC is one of the world's largest banking and financial services organisations further information can be found at www.hsbc.com.
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 (2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.
- (3) The tenant is not currently in occupation of the unit.
- NB: Not measured by Acuitus. Areas taken from the VOA at www.gov.uk

Viewings

There will be a single block viewing held on 05/07/2018 at 3:30pm. If you would like to attend you must register with us in advance no later than midday on 03/07/2018. Please register with Georgina Roberts on georgina.roberts@acuitus.co.uk - you will need to provide the full names of all parties attending and mobile telephone numbers. Photographic ID will be required on site.



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