

# Lot 11

£47,339.01 per annum exclusive

## 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.

#### VAT

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	Banking Hall	179.4 sq m (1,931 sq ft)	HSBC	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£47,339.01	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)
First/Second	Ancillary Residential	26.10 sq m (280 sq ft) Not Measured	BANK PLC (1)			
<b>Total Commercial Area:</b>		<b>205.5 sq m (2,211 sq ft)</b>			<b>£47,339.01</b>	

- (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](http://www.hsbc.com).
  - (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](http://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](mailto: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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