



Artist's impression of fascia

SITUATION

Located on the A21 (Bromley Road) close to the junction with Downham Way in this established retail parade, opposite **Tesco Express** and **Paddy Power** and amongst such other multiples as **Co-op Food**, **Greggs** and **Coral**, all serving the surrounding residential population. Downham lies approximately 1 ½ miles to the north of Bromley town centre and 9 miles south-east of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop (formerly a bank)** with separate rear access to **2 Self-Contained Flats** on the first floor. In addition, the property benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: Betfred are due to start a comprehensive fit-out of the shop following completion of the lease.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'9" Internal Width 37'3" Shop Depth 51'11" Built Depth 73'2" Sales Area Approx 1,700 sq ft* Strong Room Approx 205 sq ft** Staff Room Approx 118 sq ft Total Area Approx 2,023 sq ft Plus Ladies, Gents & Disabled WCs	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 31/12/13 £5bn, Pre-Tax Profit £26.81m and Shareholders Funds £112.15bn.	15 years from completion	£44,000 (See Note 2)	FRI Rent Reviews 2019 and 2024 Tenant's Break 2024 Note 2: There will be an 8 week rent free period from completion of the lease and the Vendor will make up this rent shortfall on completion of the freehold purchase.
2 Flats (First Floor)	Not inspected	Various	Each 125 years from completion	£500 (£250 per flat)	Each FRI
TOTAL				£44,500	

*Area based on fit-out

** No access after fit-out

£44,500 p.a. (see Note 2)

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts