



**SITUATION**

Occupying a busy trading position close to the junction with Church Road (A2001) amongst such multiples as a **Co-op Funeral Care, Little Waitrose, Travelodge, Card Factory, Subway, Santander, Poundland, Costa** and more. Sidcup lies approximately 5 miles east of Bromley, 14 miles south-east of Central London and benefits from good road links via the A20.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Café** with rear **Storage/Garage extension** plus separate front access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from the use of a rear service road for unloading.

**VAT is applicable on 80% of the purchase price on this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Café (42 covers)**

Gross Frontage	20'6"
Internal Width	17'9"
Shop Depth	51'8"
Built Depth	93'11"
Café/Kitchen Area	Approx. 715 sq ft
Store Area	Approx. 265 sq ft
Garage Area	Approx. 485 sq ft
3 WCs	

**First & Second Floor Flat**

3 Bedrooms, Living Room, Kitchen, Shower Room/WC & sep WC<sup>1</sup>

<sup>1</sup>Not inspected by Barnett Ross

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Amelia Burdof as a Café** for a term of 20 years from 25th March 2013 at a current rent of **£12,950 per annum** exclusive.

**Rent Reviews 2018 & 5 yearly**

**Tenant's Break 2018**

**Note 1: There is a £6,475 Rent Deposit held.**

**Note 2: The tenant currently sublets the flat, but plans to occupy it in the next few months.**

**£12,950 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Stevens & Boltons LLP – Tel: 01483 302 264  
Ref: Ms Alison Jones – Email: alison.jones@stevens-bolton.com

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