



SITUATION

Located within this established parade amongst a variety of retailers including **HSS Hire, The Co-Operative Food, Coral, a Texaco Petrol Garage (Housing a Spar)** as well as a variety of other local traders. Orpington lies approx. 12 miles south-east of central London and benefits from good road links via the M25 (Junction 3).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 25/26 (Ground Floor Double Shop)	Gross Frontage 38'7" Internal Width 36'10" (max) narrowing to 25'10" Shop Depth 39'6" (max) Built Depth 52'8" Rear Store Area Approx. 570 sq ft WC	Ryness Electrical Supplies Limited (Having 15 branches – www.ryness.co.uk) (T/A QVS Electrical Supplies – a trading division of Ryness)	10 years from 9th January 2017 (Renewal of a previous lease – in occupation for over 20 years)	£29,500	FRI (subject to a schedule of condition) Rent Review and Tenant's Break 2022
No. 25a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom, sep. WC (GIA Approx. 992 sq ft)	VACANT			
No. 26a (First & Second Floor Maisonette)	5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 779 sq ft)	Individual(s)	1 year from 19th November 2016	£12,000	AST £1,500 Rent Deposit held.
TOTAL				£41,500	Plus Vacant Flat

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate side/rear access to **2 Self-Contained Maisonettes** each planned on the first and second floors (**see Note**). In addition, the property benefits from the use of a rear service road for unloading and a **Yard**.

Note: Planning Permission was granted on 7th November 2016 by London Borough of Bromley for 'Conversion of 2 x 3 bed maisonettes into 4 x 1 bed flats and associated elevational alterations to 25a and 26a Carlton Parade'. Planning Permission documentation available from Auctioneers.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
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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