



SITUATION

Close to the junction with White Hart Road and occupying a prominent trading position, nearby such multiples as **Pizza Express, Peacocks** and **Greggs** plus a variety of local restaurants, independent traders and the **Walnut Shopping Centre**.

Orpington lies approximately 12 miles south-east of central London and benefits from good road links via the M25 (Junction 3).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

£22,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	16'1"
Shop Depth	45'6"
Built Depth	61'10"
WC	

First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Foxfonex UK Limited as a Phone & Tablet Repairer** for a term of 6 years from 23rd February 2017 at a current rent of **£22,000 per annum** exclusive.

Rent Review 2020

Note 1: A £5,000 Rent Deposit is held.

Note 2: The Tenant sublets the Flat on an AST.

VENDOR'S SOLICITORS
DWFm Beckman – Tel: 020 7408 8888
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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