



### Situation

Located close to the junction with Kingsway within this established retail parade, nearby such multiple occupiers as **Tile Giant, William Hill, Wickes, The Co-Operative Food** as well as many other local traders and having a public car park at the rear. West Wickham lies some 10 miles south-east of London midway between Croydon and Bromley.

### Property

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Kingsway to a **Self-Contained 3 Bed Flat** on the first and second floors. In addition, the property benefits from a **Rear Yard with parking for 2/3 cars** and a detached **Garage**.

### Accommodation

#### Ground Floor Shop

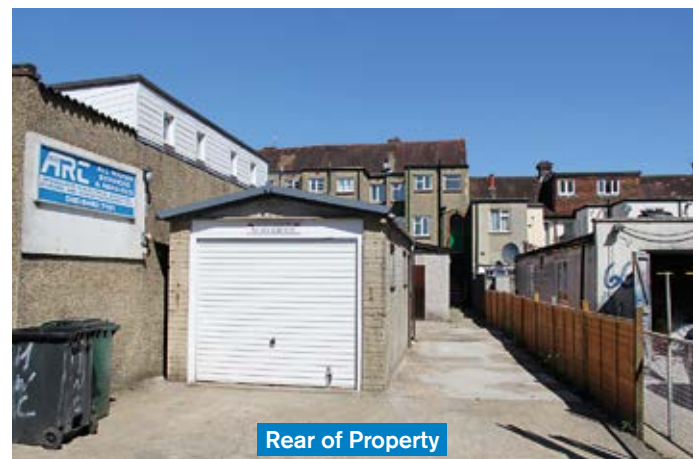
Gross Frontage	16'8"
Internal Width	15'3"
Shop Depth	32'9"
Built Depth	81'0"
Sales Area	Approx. 500 sq ft
Store Area	Approx. 480 sq ft
WC	

#### Garage

#### First & Second Floor Flat

3 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC (GIA of Flat Approx. 890 sq ft)

**VAT is NOT applicable to this Lot**



### Freehold

### Tenancy

The entire property is let on a full repairing and insuring lease to **Cherry Carpets Limited (with personal guarantor)** for a term of 12 years from 25th May 2018 at a rent of **£22,000 per annum** exclusive.

### Rent Reviews and Tenant's Breaks 2022 & 2026

**Note 1: The lessee is due to start trading in July 2018.**

**Note 2: £5,500 Rent Deposit held.**

**£22,000** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

### Joint Auctioneers

R H Rose Associates  
Tel: 020 8954 9288 Ref: R. Rose

### Vendor's Solicitors

DWFM Beckman  
Tel: 020 7408 8888 Ref: D. Freedman  
Email: david.freedman@dwmbeckman.com

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page