



SITUATION

Located close to the junction with Surrey Road, in a good trading position in this retail thoroughfare, diagonally opposite **Sainsburys** and nearby branches of **Costa Coffee, Subway, M&S Foodhall, Savers, WH Smith, Nationwide, Barclays, Lloyds Bank** and a host of local traders.

West Wickham lies some 12 miles south-east of central London, situated midway between Croydon and Bromley and the property is located less than a mile from West Wickham Station (Southeastern Rail).

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant with a Deep Rear Extension (built circa. 1991)** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	16'3"
Internal Width	15'7"
narrowing to	14'4"
Built Depth	88'0" (incl. 56'9" rear extension)
2 WCs	

First & Second Floor Flat

Not inspected – Believed to be 5 Rooms, Kitchen, Bathroom/WC

VAT is **NOT** applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Yadiz t/a Topolino Italian Restaurant** for a term of 20 years from 24th June 2006 at a current rent of **£22,500 per annum** exclusive (see Note 1).

Note 1: If the tenant assigns the lease, the rent increases to £24,500 p.a.

Note 2: The Freehold of the adjoining property (No. 128) is also being offered for sale in this Auction – See Lot 2.

£22,500 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Entrance to Restaurant



Interior of Restaurant



