



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 Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. **The property includes an area for parking approximately 3 cars at the rear.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 16'3"
Built Depth 38'1"
WC

First and 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 **Care Outlook Limited as a Care Agency (having 8 branches) (T/O for Y/E 31/03/2021 £19.49m, Pre-Tax Profit £322,000 and Shareholders' Funds £854,000)** for a term of 15 years from 22nd January 2013 at a current rent of **£19,500 per annum** exclusive.

Rent Review and Tenant's Break January 2023

Note 1: We understand the tenant currently uses the flat for storage.

Note 2: The Freehold of the adjoining property (No. 130) is also being offered for sale in this Auction – See Lot 1.

£19,500 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'**

