



SITUATION

Located within this established parade serving the surrounding affluent residential area and being opposite the **Bligh's Mews Shopping Centre, Marks & Spencer** and a shopper's car park. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south-east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'3"
Internal Width	15'7"
Shop & Built Depth	18'8"

VAT is **NOT** applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **R. Sopal as a Cobblers** for a term of 5 years from 3rd August 2018 at a current rent of **£11,000 per annum exclusive** – see Note 1.

Note 1: Terms have been agreed and solicitors instructed for a new 10 year lease at £13,500 p.a. with a one month rent free period, a tenant's break at the end of the fifth year and four yearly rent reviews.

Note 2: The tenant did not operate his 2020 Break Clause.

Note 3: There is a £2,750 Rent Deposit held.

Note 4: The adjacent shop (No. 67b) is also being offered for sale in this auction – see Lot 13.

£11,000 p.a. – see Note 1

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

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.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'**

