



SITUATION

Located close to the junction with Bourne Way in this well established local parade which includes a **Costcutter** and close to a host of local traders, all serving the surrounding sought after residential area. Hayes Railway Station is under 1 mile away and Bromley town centre is only approx. 3 miles to the north.

West Wickham lies some 12 miles south-east of London midway between Croydon and Bromley.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	15'9"
Shop Depth	27'4"
Built Depth	38'11"
WC	

VAT is NOT applicable to this Lot

TENURE

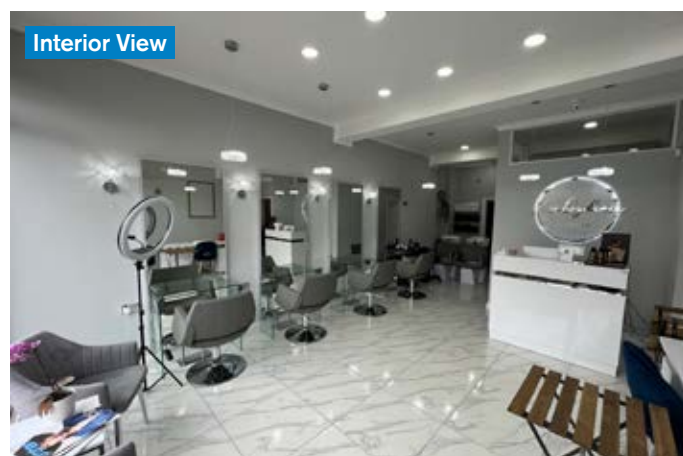
Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Hair By Nese Ltd as a hair and beauty salon** for a term of 15 years from 9th August 2022 at a current rent of **£14,000 per annum** exclusive.

Rent Review 2027

Note: There is a £3,500 Rent Deposit held.



£14,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

Vendor's Solicitors

Patron Law
Tel: 020 8090 3823 Ref: Mendy Lawrence
Email: mendy.lawrence@patronlaw.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'**

