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# **FREEHOLD MIXED INVESTMENT** **FOR SALE**

COMPRISING A WELL LET SHOP AND SELF CONTAINED UPPER PARTS SUBJECT TO A TENANCY IN A POPULAR HIGH STREET LOCATION

## **19 HIGH STREET BROMLEY** **KENT BR1 1LG**

### **LOCATION**

The property is situated fronting High Street, Bromley, a popular shopping location and set amongst a variety of multiples including Pizza Hut, Greggs, Blue Arrow, Barnardos and Starbucks. The property benefits from a good deal of pedestrian flow generated by numerous bus routes and proximity to Bromley South station and a variety of trades offered nearby. There is a bus stop very close to the subject property which enhances footflow. Bromley town centre is a popular suburban shopping area and also contains numerous large office buildings which increase lunchtime trade. The surrounding area is a reasonably densely populated and fairly affluent catchment.



## **DESCRIPTION**

The property comprises a ground floor shop and a two storey upper part in a parade of similar units. The upper parts are self-contained from the rear. The ground floor is subject to a lease in favour of the Flight Centre and is fitted to their standard corporate specification.

## **ACCOMMODATION**

Sales Area	670 ft <sup>2</sup>	62.24m <sup>2</sup> (currently partitioned)
Basement	450 ft <sup>2</sup>	41.80m <sup>2</sup> (approx)
Internal WC Facilities		

### **Upper Parts:**

**Well kept 3 bedroom split level flat.**

**Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered freehold subject to a commercial lease in favour of Flight Centre (UK) Ltd for a term of 5 years from 24 June 2009 until 23 June 2014. The lease is let under a staggered rent rising eventually to £37,500 per annum exclusive from 24 June 2013 but the vendors are prepared to guarantee the rent at this level from the point of sale. The upper parts are subject to a tenancy in favour of an individual. This tenancy is believed to be an assured shorthold tenancy, a matter which may be contested by the tenant. The current rent passing is £470 per calendar month and this is considered to be significantly under the market rent for the subject property.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order on the ground floor. The upper floors are residential. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

Offers in excess of **£550,000 (five hundred and fifty thousand pounds)** are sought for our client's freehold interest.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**