

## FREEHOLD RETAIL INVESTMENT

**MAIN ROAD PARADE**

**LOCK-UP SHOP APPROX. 54.80 M<sup>2</sup> (590 FT<sup>2</sup>)**

**WITH RESIDENTIAL GROUND RENT & LOCK UP GARAGE**

**141, HASTINGS ROAD**

**BROMLEY COMMON**

**BR2 8NQ**

# FOR SALE

**Amended Details**  
**11/17**

### LOCATION

In a prominent secondary retail parade overlooking Hastings Road (A21) and a "Shell" fuel filling station, approximately 2 ¼ miles to the south of Bromley town centre and ¾ mile to the north of Locksbottom. Other traders nearby include **Majestic Wine**, Threshers off licence, dry-cleaner's, newsagent's, beautician's, **MacDonald's** restaurant, Ossie's fish & chip shop and Yasmin restaurant.

### DESCRIPTION

A ground floor lock-up shop unit in a terraced parade with rear garden and garage. Above the shop unit is a separate maisonette, sold off on a ground lease at a peppercorn rent. Service access to the rear is gained via Jackson Road. We are informed that the shop has been used as a hairdresser's for over 30 years.

### ACCOMMODATION

#### Ground floor

SHOP	Internal width:	5.74m	(18' 3")
	Internal depth:	7.92m	(26' 0")
<b>Net sales area approx:</b>		<b>41.80m<sup>2</sup></b>	<b>(450ft<sup>2</sup>)</b>
TREATMENT ROOM:		6.50m <sup>2</sup>	(70ft <sup>2</sup> )
KITCHEN:		6.50m <sup>2</sup>	(70ft <sup>2</sup> )
TOILETS:			

#### First & Second floors

MAISONETTE: Sold on a Ground Lease

#### Outside

REAR GARDEN: mainly grassed, approximately 12.20m x 9.14m (40' 0" x 30' 0")

LOCK UP GARAGE.

### EXISTING TENANCIES

**Ground floor shop:** Let on a full repairing & insuring lease as a Hair & Beauty Salon for 10 years from 27/06/14 at a rent of £11,000 p.a.excl., subject to review on 27/06/19. Tenant only Break on 27/06/19 (subject to 6 months prior notice).

**First & Second floors:** Sold off on Ground Lease for 99 years from 2016 at a peppercorn rent.

**Outside:** Garage to be offered with vacant possession.

**Present income**  
**£11,000 p.a.excl.**



### BUSINESS RATES

Description: Shop & premises

Rateable Value: £9,900

Uniform business Rate poundage: 0.479 (2017/2018)

### ENERGY PERFORMANCE ASSET RATING

Band: E (122)

C.R.N.: 9286-3012-0844-0000-8495

R.R.N.: 0820-0044-8849-6192-4006

### LEGAL COSTS

Each party will be responsible for the payment of its own legal costs & any abortive costs.

### PRICE

£225,000 subject to contract for freehold interest, subject to and with the benefit of the income derived from the leases.

### VIEWING

Strictly by **prior appointment only** arranged through the SOLE Agent:

**SINCLAIR JONES**  
Surveyors, Valuers & Commercial Agents  
**020 8290 6222**  
[www.sinclairjones.co.uk](http://www.sinclairjones.co.uk)  
Email: [property@sinclairjones.co.uk](mailto:property@sinclairjones.co.uk)