

FREEHOLD RETAIL INVESTMENT

MAIN ROAD PARADE

141, HASTINGS ROAD

LOCK-UP SHOP APPROX. 54.80 M² (590 FT²)

BROMLEY COMMON

WITH RESIDENTIAL GROUND RENT & LOCK UP GARAGE

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")
Net sales area approx:		41.80m²	(450ft²)
TREATMENT ROOM:		6.50m ²	(70ft ²)
KITCHEN:		6.50m ²	(70ft ²)
TOILETS:			

First & Second floors

MAISONNETTE: 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.



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: