

## For Sale: Retail Investment



Unit 8, 160-166 Main Road, Biggin Hill, Kent TN16 3BA

Annual income of £15,000 per annum

Prime town centre lock-up shop unit available as an investment,  
business unaffected. EPC Rating: D

Guide Price £225,000

Oxted 01883 719100  
[howardcundey.com](http://howardcundey.com)

# Unit 8, 160-166 Main Road, Biggin Hill, Kent TN16 3BA

## LOCATION

Fronting the A233 Main Road in the centre of the Biggin Hill, which supports a mixture of multiple and local retailers serving a population of approximately 17,000 residents plus outlying areas. The parade is close to Tesco Express, Waitrose, NatWest, Barclays, multiple retailers, independent retailers and public parking.

## PREMISES

The property is part of a single storey parade of modern lock-up shop units with direct frontage to Main Road and forecourt parking. The rear is serviced via a communal enclosed passageway.

## ACCOMMODATION

A mainly open plan retail unit with a partitioned off stock room, a kitchenette and a toilet to the rear. There is spot lighting to the main shop area. The existing business is that of a convenience store/off licence with the benefit of a post office.

## FLOOR AREAS

The approximate dimensions and net floor areas are as follows.

Gross frontage	4.06 m	13' 4"
Internal width	3.77 m	12' 4"
Shop depth	18.64 m	61' 2"
<b>Net internal floor area</b>	<b>72.27 sq m</b>	<b>778 sq ft</b>

## EXISTING LEASE

The shop is currently let on a full repairing and insuring lease for a term of a 10 years expiring on 04.12.2022. There is a rent review on 05.12.2018 agreed to a reserved rent of £18,000 per annum. The current rent reserved is £15,000 per annum payable quarterly in advance. Further details available upon request.

## FOR SALE

£225,000 for the Freehold.

## VAT

We understand VAT is payable on the purchase price.

## RATING

Assessed as 'Shop and Premises' RV £9,600, payable at the current poundage, point of reference [www.voa.gov.uk](http://www.voa.gov.uk). All enquiries to Bromley Council on 020 8464 3333.

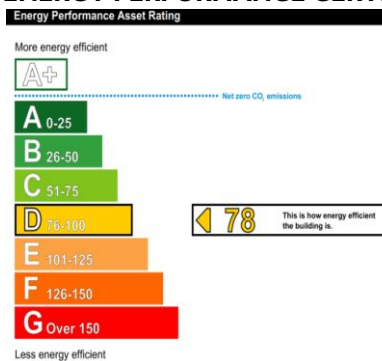
## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING

Strictly by appointment with Sole Agents, Howard Cundey.

## ENERGY PERFORMANCE CERTIFICATE



The full EPC is available on request.

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