

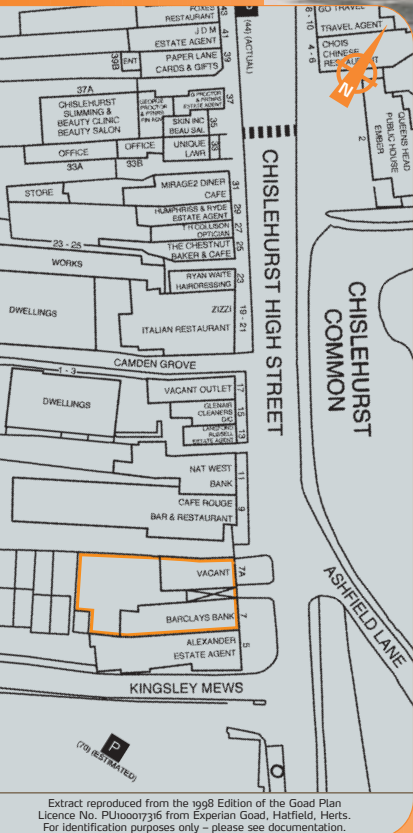
lot 53

7 High Street
Chislehurst, Kent BR7 5AB

Rent
£36,101
per annum
exclusive

Freehold Bank and Retail Investment

- Majority let to Barclays Bank plc until 2026 (subject to option)
- Town centre location
- Located within a popular and affluent suburb
- Rent Review 2014
- No VAT applicable
- Active management potential



Location

Miles: 15 miles south-east of the West End
Roads: A20, M25 (Junction 3)
Rail: Chislehurst Rail Station
Air: London Gatwick Airport, London City Airport

Situation

The property is situated on the west side of Chislehurst High Street near its junction with Ashfield Lane and Chislehurst Common and close to a large car park. Nearby occupiers include HSBC Bank, Britannia Building Society, NatWest Bank, Café Rouge and Zizzi.

Description

The property comprises two self-contained ground floor retail units with ancillary accommodation on the first floors. The property benefits from a car park at the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reviews
7	Ground and First	Bank	201.41 sq m (2,168 sq ft)	BARCLAYS BANK PLC (1)	20 years from 23/03/2006 until 2026 (2)	£33,600 2014
7A	Ground and First	Restaurant	179.76 sq m (1,935 sq ft)	VACANT POSSESSION		
	Roof	Telecoms		VODAFONE	5 years from 11/08/2011	£2,500
Land at Rear				THE LONDON ELECTRICITY BOARD	60 years until 24/06/2025	£1
Totals			381.17 sq m (4,103 sq ft)			£36,101

- (1) For the year ending 31st December 2010, Barclays Bank plc reported pre-tax profits of £6,065,000,000 and a net worth of £53,565,000,000. (Source: www.riskdisk.com 21/09/2011)
(2) The tenant has an option to determine the lease at the end of the 15th year. The sale is subject to a schedule of condition.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Leland Swaby Clarke and Norris Solicitors
209-211 South Street, Romford, Essex RM1 1QL.
Tel: +44 (0)1708 762227.
Email: info@lelandscn.co.uk
Ref: E Leland.