

**lot 2**

## 101 High Street, West Wickham

Kent BR4 0LT

Rent  
£28,000  
per annum  
exclusive

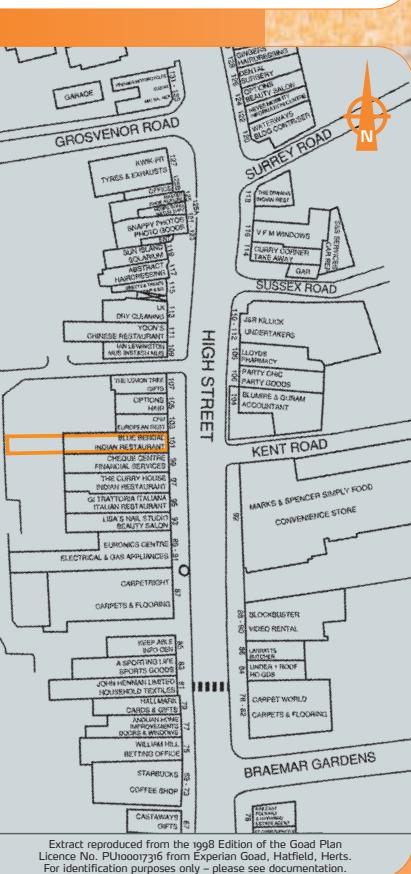
Freehold Restaurant/Residential  
Investment in Affluent London Suburb

- Let until November 2026
- Prominent High Street Location
- Six Week Completion Available

- Nearby occupiers include Marks & Spencer, Lloyds Pharmacy, Blockbuster, William Hill and Starbucks



On behalf of  
Joint Fixed Charge Receivers



### Location

Miles: 4 miles east of Croydon  
12 miles south of Central London  
Roads: A214, A232  
Rail: West Wickham Rail Station  
(35 minutes to London Charing Cross)  
Air: London City Airport

### Situation

The property is situated in a prominent location on the southern side of High Street. Nearby occupiers include Marks & Spencer, Lloyds Pharmacy, Blockbuster, William Hill and Starbucks.

### Description

The property comprises a ground floor restaurant, kitchen and ancillary areas, and a self-contained four roomed residential flat over first and second floors, accessed via a staircase to the rear of the property.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant Ancillary	108 sq m (1,160 sq ft) 35 sq m (380 sq ft)	<b>INDIVIDUAL T/A BLUE BENGAL RESTAURANT (1) (2)</b>	21 years from 20/11/2005 until 20/11/2026 on a full repairing and insuring lease	£28,000	21/11/2014 and 4 yearly thereafter
First/Second	Residential – Four Rooms & Bathroom	Not measured				
<b>Totals</b>			<b>143 sq m (1,540 sq ft)</b>			<b>£28,000</b>

(i) Blue Bengal Restaurant offers award winning Indian cuisine (Source: [www.bluebengalrestaurant.co.uk](http://www.bluebengalrestaurant.co.uk))  
(2) The receivers understand that the upper floors may have been informally sub-let to employees of the tenant

### For further details please contact:

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