

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.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**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>	

- (1) Blue Bengal Restaurant offers award winning Indian cuisine (Source: 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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