

# DOWNHAM TAVERN

Downham Way, Bromley, Kent, BR1 5HS



## Key Highlights

- Freehold public house investment
- Entire property let to two private individuals
- Current rent of £39,770 per annum
- Lease expires May 2034
- The rent is subject to five yearly open market rent reviews
- We are instructed to invite offers in excess of £570,000 (6.65% NIY)
- Business unaffected by sale
- **Google Street View Link**

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## Location

Bromley is a large town in Greater London within the London Borough of Bromley 14.5 miles (23.2 kilometres) north west of Sevenoaks and 11.1 miles (17.8 kilometres) south east of Central London. Bromley is one of the premier shopping destinations in the south east of England, benefitting from a large retail area including the pedestrianised high street and the Glades shopping centre.

The Downham Tavern is situated fronting Downham Way to the north of Bromley town centre with immediate amenities including a Co-Op convenience store and a number of independent retailers and restaurants.

## Description

The property comprises the ground, basement and first floor of a two storey detached building with brick elevations beneath a multi pitched roof.

## Accommodation

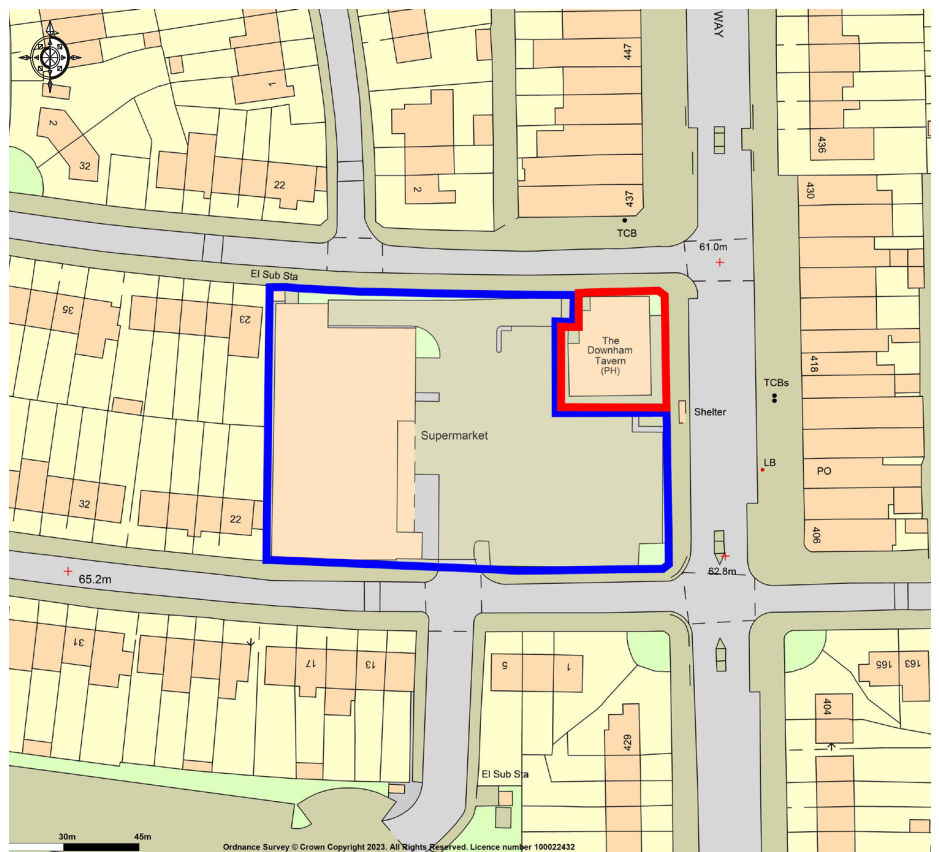
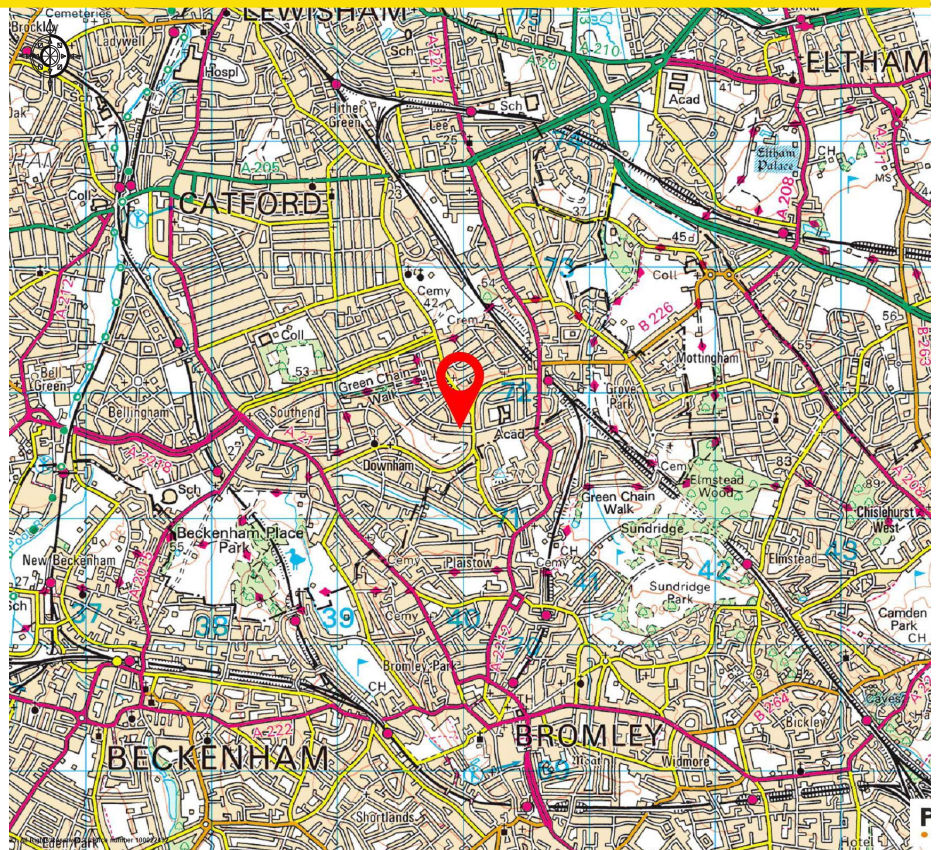
**Ground Floor:** The ground floor provides an open plan trading area to the front with a central bar servery to the rear and seating on loose tables, chairs and stools for 46 covers. Ancillary areas include customer WC's to the rear.

**First Floor:** The first floor provides an office and manager's accommodation comprising two studio flats.

**Basement:** Cellar and stores.

## Tenure

The property is held freehold (Title Number TGL125040).



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## Tenancy

The entire property is let to two private individuals on a 20 year lease from 16<sup>th</sup> May 2014 at a current rent of £39,770 per annum which is subject to five yearly open market rent reviews with the next review in May 2024. A rent deposit of £13,831 is held by the landlord.

## Planning

The property is not listed nor is it situated within a conservation area.

## Data Room

[https://sites.savills.com/tavernportfolio/en/page\\_171176.php](https://sites.savills.com/tavernportfolio/en/page_171176.php)

## VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT.

## EPC

B-35.

## Terms

We are instructed to invite offers in excess of £570,000 (6.65% NIY) assuming the usual purchasers costs.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## Viewings

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



## Contact

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