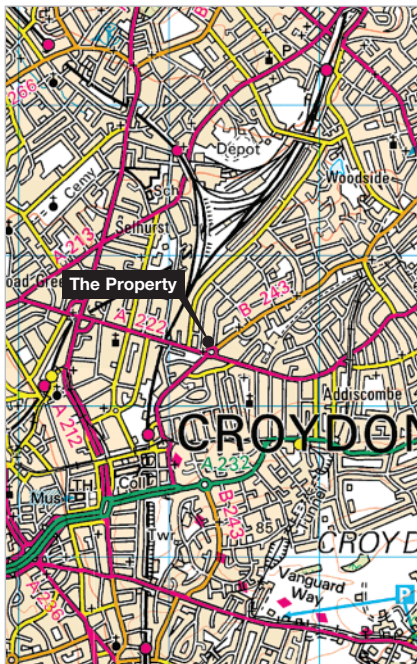


East Croydon 43 Lower Addiscombe Road Surrey CR0 6PQ

- Virtual Freehold Retail Investment
- Let as a Café until 2027 (no breaks)
- Corner building
- Rent Review 2015
- Current Gross Rent Reserved

£15,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Leasehold. Held for a term of 999 years from 18th November 1996 (thus having some 982 years unexpired) at a peppercorn ground rent.

Location

Croydon is one of the principal retail centres south of London located approximately 9 miles to the south of Central London. The town lies adjacent to the A23 which gives direct access to the national motorway network via the M23 and M25. It also has excellent rail links, with East Croydon Station providing frequent fast trains direct to London (Victoria), London Bridge and Blackfriars, as well as regular services to the south coast and Gatwick Airport. The tram service provides a further link to Wimbledon.

The property is situated at the junction with Alexandra Road. The property is less than a mile from West Croydon, East Croydon and Addiscombe Stations, which provide links to Central London. Occupiers close by include Jewsons (opposite), The Co-Op, Dry Cleaners, Estate Agents and other local occupiers.

Description

The property, which forms part of a larger building not included in the sale, is arranged on basement and ground floor to provide a café premises on the ground floor and storage in the basement.

The property provides the following accommodation and dimensions:

Gross Frontage (inc splay)	4.60 m	(15' 1")
Net Frontage	3.40 m	(11' 2")
Shop Depth	10.30 m	(33' 9")
Built Depth	14.45 m	(47' 4")
Ground Floor	57.35 sq m	(617 sq ft)
Basement	23.80 sq m	(256 sq ft)

Tenancy

The entire property is at present let to MS G C VIVEIROS for a term of 20 years from 11th December 2007 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on website).

Viewings

Please e-mail your viewing request with full contact details to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 122 East Croydon**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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