

# London SW16

## Norbury Sports Ground

### Turtle Road

### Norbury

### SW16 5QN

- **Freehold Land and Leisure Investment**
- Rare opportunity to buy a significant South London strategic land asset
- Comprising 28.16 acres (11.4 hectares) sports ground and pavilion
- Future redevelopment potential subject to necessary consents
- Let to Powerleague Fives Ltd until 2059
- Rent Review 2014
- Current Rent Reserved

**£16,706 pa**

**RESERVE NOT TO EXCEED  
£150,000**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The photograph is for identification only.

### Tenure

Freehold.

### Location

Norbury is a busy South London suburb benefiting from being located on the A23 (Brighton Road) which leads to Junction 6 of the M25 motorway some 15 miles to the south and Central London some 10 miles to the north.

The property is situated on the northern side of Turtle Road which links to the A23 via Stanford Road. Norbury Rail Station is located on the A23. The property is situated in a primarily residential area.

### Description

The property comprises a significant land holding situated in a densely populated and affluent residential South London suburb. It presently provides a large sports ground with a substantial two storey pavilion, car park, all-weather 'five a side' football pitches, cricket pitches and a bowling green which has been sub-let.

The property provides the following accommodation and dimensions:

**Two Storey Pavilion** 2,440 sq m (26,264 sq ft) (1)

**Site Area 28.16 Acres (11.4 Hectares)**

**(1) Not inspected by Allsop**

### Tenancy

The entire property is at present let to POWERLEAGUE FIVES LTD for a term of 60 years from 29th January 1999 at a current rent of £16,706 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenants are not presently in occupation.

### Tenant Information

Website Address: [www.powerleague.co.uk](http://www.powerleague.co.uk)

For the year ended 1st January 2011, Powerleague Fives Ltd reported a turnover of £42.525m, a pre-tax loss of £2.022m, a net worth of -£9.945m and shareholders' funds of £8.705m.

(Source: riskdisk.com 08.06.2011)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk).

In the subject box of your e-mail, please ensure that you enter **Lot 39 London SW16**.