



## Purley 954 Brighton Road Surrey CR8 2LP

- **Freehold Shop and Ground Rent Investment**
- Shop let to Cancer Research UK on a new 10 year lease (2)
- Well located in the heart of Purley town centre some 0.2 miles north-west of Purley Rail Station
- Shop Rent Review 2022
- Current Rent Reserved  
**£22,400 pa**

### Tenure

Freehold.

### Location

Purley is a prosperous residential suburb situated at the junction of the A22 and A23 south coast roads, some 2 miles south of Croydon and 12 miles south of Central London.

The property is well located on the north side of Brighton Road (A235), close to its junction with Russell Hill Road (A23) in the heart of Purley town centre. Brighton Road acts as the principal retail pitch of the town and Purley Rail Station lies some 0.2 miles south-east of the property.

Occupiers close by include The Salvation Army (adjacent), Costa Coffee, William Hill, Lloyds, Santander, Ladbrokes, Barclays, Oxfam, Age UK and Pizza Express amongst many others.

### Description

The property is arranged on ground and two upper floors to comprise a ground floor shop with three self-contained flats above which have each been sold off on long leases.

### VAT

VAT is applicable to this lot.

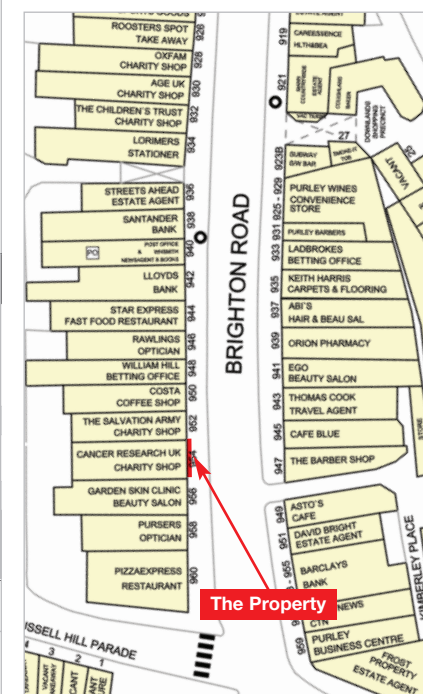
### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Cancer Research UK (1)	Gross Frontage Net Frontage Shop Depth Built Depth	10 years from 25.01.2017 Rent review and tenant's break clause in 5th year (2) FR & I	£22,000 p.a.	Rent Review 2021
First Floor Front	Individual	First Floor Studio Flat	99 years from 25.03.2005	£100 p.a.	Reversion 2104
First Floor Rear	Individual	First Floor Flat	99 years from 25.03.2005	£150 p.a. Doubling every 33 years	Reversion 2104
Second Floor	Individual	Second Floor Flat	99 years from 25.03.2005	£150 p.a.	Reversion 2104



NB. Notices have been served under Section 5B of the Landlord and Tenant Act 1987 on the qualifying residential tenants.

(1) For the year ended 31st March 2016, Cancer Research UK did not reported a turnover. They reported a pre-tax profit of £5m, shareholders' funds and a net worth of £384.5m. (Source: Experian 09.01.2017)

**Total £22,400 p.a.**

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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