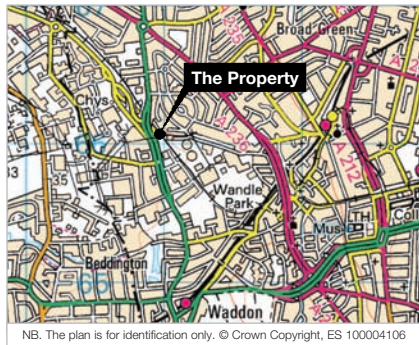


Croydon
2 Ampere Way
Purley Way
Surrey
CR0 4WT

- Virtual Freehold Car Depot and Advertising Hoarding Investment
- Let to Avis Rent a Car Ltd and J C Decaux
- Prominent roadside location fronting Purley Way (A23)
- Total Current Rents Reserved
£86,664 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 900 years from 18th July 2005 (thus having some 893 years unexpired) at a fixed ground rent of a peppercorn.

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 major centres such as Wimbledon.

The property is situated in a prominent location fronting Purley Way (A23) close to its junction with Mitcham Road (A236) and Ampere Way Tram Station. The Purley Way Centre/Retail Park is immediately to the south where occupiers include Sainsbury's, TK Maxx, PC World, Ikea and Currys.

Description

The property is arranged on ground floor only to provide a single storey car depot with large yard. An advertising hoarding has been erected at the front of the site which is clearly visible from the very busy Purley Way (A23). The site extends to approximately 0.208 acres.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Car Depot	Avis Rent a Car Ltd (1)	Ground Floor (GIA) Canopied Area Open Yard	74 sq m 167 sq m (797 sq ft (1,798 sq ft))	15 years from 02.11.2007 Rent review November 2017 FR & I subject to a Schedule of Condition Tenant option to determine the lease on 2nd November 2017	£42,500 p.a.	Rent Review November 2017
Hoarding	J C Decaux UK Ltd (2)	Advertising Hoarding	Licence expiring 31.12.2012 Rent reviewed every 3rd year to OMRV or RPI	£44,164 p.a.	Reversion December 2012	

(1) 'Today Avis Worldwide operates in over 4,000 locations in 114 countries.' (Source: www.avis.co.uk)
 (2) 'J C Decaux is Europe's largest out of home advertising company. 293 million people in 3,400 of the world's largest cities, see our advertising structures every day.' (Source: www.jcdecaux.co.uk)

Total £86,664 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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