

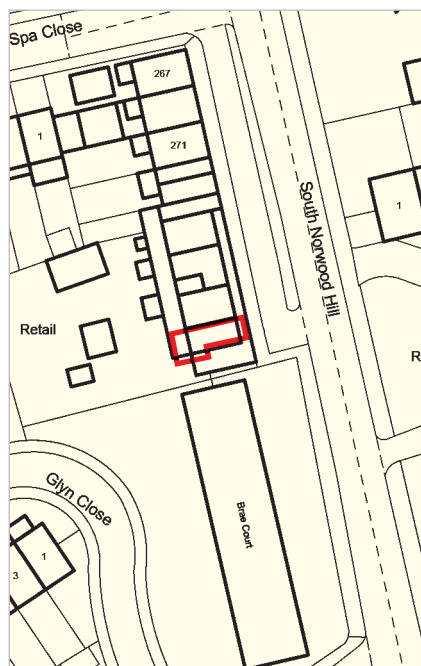
# London SE25

261 South Norwood  
Hill  
South Norwood  
SE25 6DP

- **Virtual Freehold Shop Investment**
- Let until 2033 (no breaks)
- No VAT applicable
- Situated in established local parade
- Rent Review 2021
- Current Gross Rent Reserved

**£10,700 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 15th August 2003 (thus having some 984 years unexpired) at a fixed ground rent of £100 per annum.

## Location

South Norwood is a busy and densely populated South East London suburb, lying 2 miles north of Croydon and some 9 miles south of Central London and is located within the London Borough of Croydon. Norwood Junction Mainline Station provides regular non-stop services to London Bridge (journey time 17 minutes).

The property is situated fronting the west side of South Norwood Hill, within a local parade, and opposite Beaulieu Heights Park. Occupiers close by include Mind, Premier convenience store, Day Lewis pharmacy and a number of local traders.

## Description

The property is arranged on basement and ground floors to provide a ground floor shop with ancillary accommodation to the basement. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	4.80 m	(15' 9")
<b>Net Frontage</b>	4.30 m	(14' 2")
<b>Shop Depth</b>	10.00 m	(32' 9")
<b>Built Depth</b>	13.10 m	(42' 11")
<b>Basement</b>	54.05 sq m	(582 sq ft)
<b>Ground Floor</b>	32.75 sq m	(353 sq ft)
<b>Total</b>	86.80 sq m	(935 sq ft)

## Tenancy

The property is at present let to TALEH JAVAID for a term of 16 years from 29th September 2017 at a current rent of £10,700 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants. The tenant has been in occupation for 4 years prior to the existing lease.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 49 Band B (Copy available on website).

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

**Seller's Solicitor** Sarah Walkden, Gullands. Tel: 01622 678341 e-mail: [s.walkden@gullands.com](mailto:s.walkden@gullands.com)