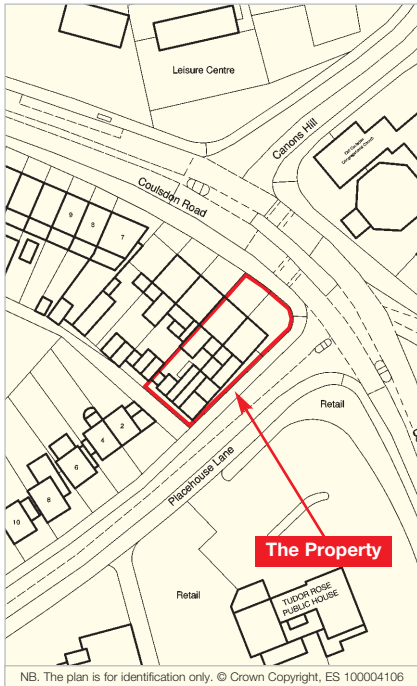


# Old Coulsdon

266 & 268  
Coulsdon Road & 1A,  
1B & 1C The Parade,  
Coulsdon Road  
Surrey  
CR5 1EB

- Freehold Shop & Residential Investment
- Comprising four shops and four flats
- Situated approximately 1 mile from Coulsdon South Rail Station
- No VAT applicable
- Shop Rent Review 2013
- Total Current Rents Reserved  
**£54,770 pa (2)(3)**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Old Coulsdon is a village situated on Coulsdon Road (B2030), which connects Caterham in the south, with Coulsdon to the north, a short distance north of Junction 7 off the M25 Motorway. The property is situated within a predominantly residential area on Coulsdon Road (B2030) and its junction with Placehouse Lane, approximately 1 mile from Coulsdon South Rail Station. The property is opposite the Tudor Rose public house and forms part of a parade of shops serving the local area close by is Coulsdon Sixth Form College. Occupiers close by include Martins the Newsagent (adjacent) and a range of local occupiers.

## Description

The property is arranged on ground and two upper floors to provide four ground floor shops with four self-contained flats above, access to which is via a communal entrance fronting Placehouse Lane. The property benefits from a small yard to the rear.

## 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 4 Coulsdon**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
266/268 Coulsdon Road	S Arugmathas	Gross Frontage 12.45 m (40' 10") Net Frontage 11.75 m (38' 6") Shop Depth (Max) 13.45 m (44' 2") Built Depth 15.15 m (49' 8")	A term of years from 04.08.2009 to 28.09.2021 Rent review every 5th year Effectively FR & I	£19,000 p.a.	Rent Review 29.09.14
1A The Parade, Placehouse Lane	Vacant (2)	Gross Frontage 4.50 m (14' 9") Net Frontage 3.90 m (12' 9") Shop Depth (Max) 5.15 m (16' 10")			
1B The Parade, Placehouse Lane	S M Bidwell & J M Sales (t/a Estate Agent)	Gross Frontage 5.40 m (17' 8") Net Frontage 4.75 m (15' 7") Shop Depth (Max) 5.65 m (18' 6") Built Depth 8.15 m (26' 9")	A term of years expiring 01.10.2000 IR & I	£4,000 p.a.	Holding Over (3)
1C The Parade, Placehouse Lane	D Ozzagzi (t/a Barbers)	Gross Frontage 3.65 m (11' 11") Net Frontage 3.05 m (10') Shop Depth 5.30 m (17' 5") Built Depth 8.00 m (26' 3")	10 years from 2nd June 2008 Rent review every 5th year Effectively FR & I	£4,710 p.a.	Rent Review 2013
Flat over 268 Coulsdon Road	An Individual	First Floor Flat comprising Three Rooms, Kitchen and Bathroom (1)	Assured Shorthold Tenancy from 28.03.2009	£7,800 p.a.	Holding Over
Flat over 268A Coulsdon Road	Two Individuals	Flat comprising One Room, Kitchen and Shower Room (1)	Assured Shorthold Tenancy from 07.10.2011	£4,800 p.a.	Reversion 2012
Flat Rear of 266/267 Coulsdon Road	An Individual	Flat comprising Four Rooms, Kitchen and Bathroom (1)	Regulated Tenancy	£4,860 p.a.	Rent last re-registered October 2007
Flat over 266 Coulsdon Road	An Individual	Flat comprising Four Rooms, Kitchen and Bathroom (1)	Assured Shorthold Tenancy from 04.04.2009	£9,600 p.a.	Holding Over

(1) Not inspected by Allsop. Details provided by the Vendor.

(2) Terms have been agreed (subject to contract) for a new 10 year lease at a rent of £4,500 p.a. with a rent review and tenant break option at the fifth year.

(3) A new 10 year lease has been agreed on effectively FR & I terms at a rent of £5,250 p.a. subject to contract.

**Total £54,770 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

**Seller's Solicitor** A McMillin Esq, Sherrards. Tel: (01727) 832830 Fax: (01727) 856726 e-mail: [apm@sherrards.com](mailto:apm@sherrards.com)