

**Crayford**  
**146/146A Crayford**  
**Road**  
**Kent**  
**DA1 4ES**

- **Freehold Betting Shop and Residential Ground Rent Investment**
  - Central location
  - Betting shop let to Jennings Racing (2006) Ltd
  - 72 year lease remaining on residential upper parts
  - No VAT applicable
  - New 5 year lease (1)
  - Total Current Rent Reserved
- £20,050 pa**



## Tenure

Freehold.

## Location

Crayford is located some 15 miles south-east of Central London, midway between Dartford and Bexleyheath on the A207. The M25 (Junction 2) lies some 3 miles to the south-east and provides access via the Dartford Tunnel to the north and to the Kent ports via the M2 and M20. In addition, there are regular mainline rail services to London (London Bridge) with a journey time of approximately 35 minutes. The property is situated on Crayford Road (A207) in the town centre. Occupiers close by include Iceland (adjacent), Savers, Coral, Betfred, Greggs and Martins Newsagent.

### Description

The property is arranged on ground and two upper floors to provide a betting shop on ground floor and a maisonette above which has been sold off.

## 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)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
146	Jennings Racing (2006) Ltd (2)	Ground Floor (3) 184.05 sq m (1,981 sq ft)	5 years from 01.07.2018 (1) FR & I by way of a service charge	£20,000 p.a.	Reversion 2023
146a	Individuals	First and Second Floor Maisonette	99 years from 01.05.1991 Fixed rental increases every 33 years	£50 p.a.	Rent increases in 2024 to £100 p.a. and in 2057 to £150 p.a.

(1) Tenant's break clause in 3rd year.

(2) Website: [www.jenningsbet.com](http://www.jenningsbet.com)

(3) Not internally inspected by Allsop. Floor areas taken from the VOA website. [www.tax.service.gov.uk/business-rates](http://www.tax.service.gov.uk/business-rates)

**Total £20,050 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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