

Tenure

Freehold.

Location

Thornton Heath is a densely populated suburb located some 8 miles south of Central London and 3 miles north of Croydon. The area is well served by the A23 and A212, whilst Thornton Heath Rail Station provides regular services to East Croydon and Central London. The property is situated in a prominent position on the corner of High Street and Stuart Road, adjacent to Poundland and some 150 metres from Thornton Heath Rail Station and a Tesco supermarket. Other occupiers close by include Costa Coffee (opposite), Paddy Power, Superdrug, Boots Opticians, Subway and Thornton Heath Leisure Centre, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with ancillary accommodation to the rear. The first and second floors comprise a self-contained maisonette accessed via Stuart Road.

The property provides the following accommodation and dimensions:

Ground Floor 139 sq m (1,500 sq ft)
First & Second Floor Maisonette –
3 Rooms, Kitchen, Bathroom/WC

NB. Not inspected by Allsop. Ground floor areas agreed at 2011 Rent Review.

Tenancy

The entire property is at present let to CAMEC LIMITED (t/a William Hill) for a term of 20 years from 19th September 2001 at a current rent of £37,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. NB. We understand that the maisonette has been sublet. The rent increased from £32,500 per annum at the 2016 rent review.

Tenant Information

For the year ended 26th December 2017, Camec Limited did not report a turnover or pre-tax profit. They did report shareholders' funds and a net worth of £45,610,141. (Source: Experian, 04.01.2019.) The ultimate holding company is William Hill plc.

Development Potential (1)

The property may lend itself to significant residential redevelopment to the rear and to extend the upper floors, subject to all necessary consents and the existing lease. All enquiries should be referred to the London Borough of Croydon.
 Tel: 0208 726 6800.
 Website Address: www.croydon.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Thornton Heath

105/105A High Street

Surrey

CR7 8RZ

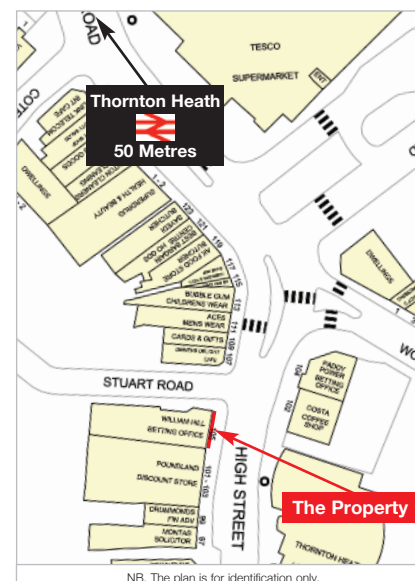
- **Freehold Betting Office and Residential Investment**
- Shop let to Camec Limited (t/a William Hill) until 2021
- Includes a two bedroom maisonette
- Significant residential redevelopment potential to rear and upper floors (1)
- Occupiers close by include Poundland (adjacent) and Costa
- 150 metres from Thornton Heath Rail Station
- No VAT applicable
- Current Rent Reserved

£37,500 pa

SIX WEEK COMPLETION AVAILABLE



Image shows development to rear of 107 High Street



NB. The plan is for identification only.

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 R Wright Esq, Battens Solicitors Ltd. Tel: 01935 846121 e-mail: robert.wright@battens.co.uk
Joint Auctioneer B Munday Esq, Boddy & Edwards. Tel: 01483 322500 e-mail: barry@boddyandedwards.co.uk

Boddy & Edwards