

## Beckenham

### 3 Goodwood Parade Upper Elmers End Road Kent BR3 3QZ

- **Virtual Freehold Betting Office Investment**
- **Let to Ladbrokes Betting & Gaming Limited on a lease expiring in June 2022**
- **Established shopping parade in prosperous London commuter town**
- **VAT is not applicable**

#### Tenure

Leasehold. Held for a term of 999 years from 23rd July 2007 at a peppercorn ground rent.

#### Location

Beckenham is a wealthy and prosperous London commuter suburb with a catchment population of approximately 290,000. It is located in the London Borough of Bromley, some 10 miles south-east of Central London, 3 miles west of Bromley and 6 miles north-east of

**Current Rent Reserved**  
**£25,000 pa**

Croydon. The suburb enjoys excellent communications with rail stations at Beckenham Junction, Beckenham Hill and New Beckenham. The M25 Motorway is located 10 miles to the south-east at Junction 4. The property is situated on the east side of Upper Elmers End Road (A214), at the junction with Croydon Road (A222) in an established retail parade with a number of other local traders.

#### Description

The property is arranged on the ground floor only to provide a betting office. The property forms part of a larger building not included in the sale.

#### Seller's Solicitor

Z Bashir Esq, Davitt Jones Bould.  
Tel: 0161 669 4800.  
E-mail: zaheer.bashir@djblaw.co.uk



The property provides the following accommodation and dimensions:

**Ground Floor** 99.39 sq m (1,070 sq ft)

**NB. Not measured by Allsop, floor area sourced from www.voa.gov.uk**

#### Tenancy

The property is at present let to LADBROKES BETTING & GAMING LIMITED for a term of 15 years from 22nd January 2007 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The 2017 break clause was NOT exercised.

#### Tenant Information

Website Address: www.ladbrokes.co.uk

For the year ended 31st December 2015, Ladbrokes Betting & Gaming Ltd reported a turnover of £830.679m, a pre-tax profit of £49,866m and a net worth of £1.191bn. (Source: Experian 26.04.2017.) Labrokes and Coral Group merged in 2016 to create Labrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

## Morden

### 98 Bishopsford Road Surrey SM4 6BB

- **Freehold Betting Office and Ground Rent Investment**
- **Shop Let to Coral Estates Limited on a lease expiring in December 2020**
- **Popular London commuter suburb**
- **VAT is not applicable**

#### Tenure

Freehold.

#### Location

Morden is an attractive suburb of London, located between Wimbledon to the north and Sutton to the south, 8 miles south of Central London. Both mainline trains and the London Underground (Northern Line) serve the area (London Victoria in 30 minutes) and in addition there are tram links to Wimbledon (7 minutes) and to East Croydon.

**Total Current Rents**  
**Reserved**  
**£9,000 pa**

The property is situated on the west side of Bishopsford Road (A217), at the junction with Seddon Road, in a predominantly residential area.

#### Description

The property is arranged over ground and two upper floors to provide a ground floor betting office and a maisonette above that has been sold off on a long lease.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Seller's Solicitor

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No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Coral Estates Limited (1)	Ground Floor 49 sq m (527 sq ft)	15 years from 12.12.2005 Rent review every 5th year Effectively FR & I	£9,000 p.a.	Reversion 2020
Flat	Individual	First and Second Floor Maisonette	999 years from 22.11.1965	Peppercorn	Reversion 2964

- (1) Website Address: www.coral.co.uk  
Labrokes and Coral Group merged in 2016 to create Labrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores.  
(2) Not measured by Allsop, floor area provided by the Vendor.

**Total £9,000 p.a.**