



### Tenure

Freehold.

### Location

Croydon has a population in excess of 364,000 and is one of the principal retail centres south of London, approximately 9 miles to the south of London. Croydon benefits from excellent road communications being the focal point of the main road routes between Central London and the south coast.

The property is situated on the east side of Brighton Road (A235), between its junctions with Sanderstead Road and Purley Road.

Occupiers close by include Papa John's, Londis, Best-One and Pizza Hut, amongst a range of local traders in an established neighbourhood parade.

### Description

311 Brighton Road (Lot 68) is a corner property arranged on basement, ground and two upper floors to provide a ground floor

shop currently trading as a hairdressers with ancillary accommodation to the basement and the self-contained upper floors which have been sold off on a long lease.

313/315 Brighton Road (Lot 69) is arranged on basement, ground and two upper floors to provide a double fronted ground floor betting shop with ancillary accommodation to the basement and self-contained residential on the upper floors, part of which 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.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
68	311	Ursula Trypuc (t/a Ursula T)	Gross Frontage 4.85 m Net Frontage 4.40 m Ground Floor 41.10 sq m Basement 43.70 sq m	(15' 11") (14' 5") (442 sq ft) (470 sq ft)	10 years from 17.01.2013 Rent review every 5th year FR & I	£12,500 p.a.
	311A (Flat)	Individual(s)	Upper Parts	2000 years from 08.02.2008	Peppercorn	Reversion 4008
					<b>Sub Total £12,500 pa</b>	
69	313 & 315	Coral Racing Ltd (1)	Gross Frontage 8.05 m Net Frontage 7.65 m Ground Floor 99.53 sq m Basement 48.74 sq m	(26' 5") (25' 2") (1,071 sq ft) (525 sq ft)	10 years from 24.10.2014 Rent review every 5th year Break option every 5th year FR & I	£20,000 p.a.
	313A (Flat)	Individual(s)	Upper Floor Flat – Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy	£10,200 p.a.	
	315A (Flat)	Individual(s)	Upper Floor Flat	125 years from 01.01.2007	Peppercorn	Reversion 2132
					<b>Sub Total £30,200 pa</b>	
					<b>Total £42,700 p.a.</b>	

(1) For the year ended 31st December 2016, Coral Racing Ltd reported a turnover of £887,406m, a pre-tax profit of £91,174m, shareholders' funds of £215,754m and a net worth of £54,538m. (Source: Experian 05.06.2018)  
NB. Areas taken from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

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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## South Croydon

### 311 & 313/315 Brighton Road Surrey CR2 6EQ

- Freehold Shop, Residential and Ground Rent Investment
- Comprises two freehold shops and residential uppers
- Located in an established shopping parade
- Shop reversions 2023 and 2024
- Tenants include Coral Racing Ltd (1)
- To be offered as two lots
- Total Current Rent Reserved

**Lot 68 £12,500 pa**  
**Lot 69 £30,200 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

