



Tenure

Virtual Freehold. Held for a term of 999 years from 2006 at a peppercorn ground rent.

Location

Coulsdon is a prosperous Surrey commuter town, well located some 4 miles to the north of the intersection of the M25 (Junction 7) and the M23 (Junction 8), 1 mile to the south of Purley. The area is well served by the A23 trunk road.

The property is situated on the north side of Brighton Road (A23), close to its junction with Chipstead Valley Road, on what is the main retailing thoroughfare in the town. The town centre has been enhanced over recent years following the construction of the A23 bypass.

Occupiers close by include Waitrose, Barclays Bank, Boots, Caffè Nero, Coral, Tesco Express, Santander and Aldi amongst many others.

Description

The property is arranged on ground floor only to provide a double fronted ground floor betting shop with ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which is not included within the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	10.50 m	(34' 5")
Net Frontage	9.00 m	(29' 6")
Shop Depth	7.95 m	(26' 1")
Built Depth	12.45 m	(40' 10")

Tenancy

The property is at present let to WILLIAM HILL ORGANIZATION LTD for a term of 15 years from 5th August 2005 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,300.

Website Address: www.williamhill.com

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Coulsdon

144/146 Brighton Road Surrey CR5 2ND

- **Virtual Freehold Betting Shop Investment**
- Let to William Hill Organization Ltd on a lease expiring in 2020
- Nearby occupiers include Waitrose, Boots and Caffè Nero
- No VAT applicable
- Current Rent Reserved
£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

