



### Tenure

Freehold.

### Location

Penge is a densely populated residential suburb located some 8 miles south-east of central London, 1½ miles north-west of Beckenham and 3 miles north-east of Croydon. The area is served by the A234 and A213 roads, whilst Penge East and Penge West Rail Stations provide regular services to London Victoria (journey time 18 minutes) and London Bridge (journey time 20 minutes) respectively. In addition, several bus routes run along the High Street.

This prominent property is well located on the west side of the High Street (A234), at its junction with Green Lane and Croydon Road (A213). Kent House Rail Station lies some 0.4 miles north-east of the property and is serviced by both Thameslink and South Eastern Rail.

Occupiers close by include Lidl and Specsavers (both opposite), Sainsbury's (adjacent), Santander, William Hill, McDonald's, HSBC, Peacocks and Domino's amongst many others.

### Description

This substantial prominent property is arranged on ground and two upper floors to provide 12 ground floor shops with flats and maisonettes above. 10 Central Parade also benefits from office/ancillary accommodation at first floor level. In addition, there are advertising hoardings on the flank walls of 1 and 12 Central Parade.

### VAT

The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

## London SE20

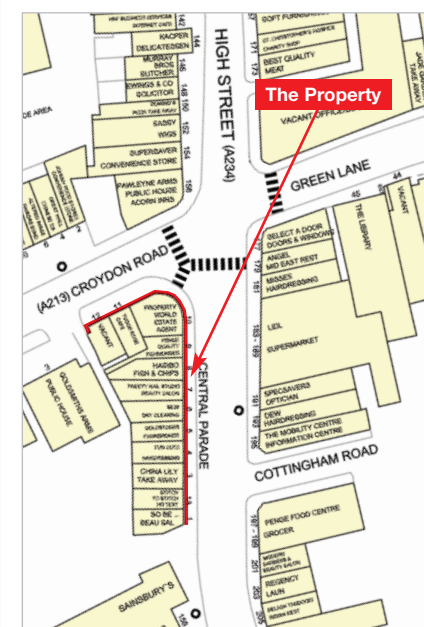
### 1-12 Central Parade High Street (A234) Penge SE20 7TN

- **Freehold Unbroken Parade Investment**
- Comprising 12 shops with residential upper parts and 2 advertising hoardings
- To be offered as a single lot
- Numerous asset management opportunities
- Well located on A234 (High Street), at its junction with the A213 and close to Kent House Rail Station
- No VAT applicable
- Total Current Rents Reserved  
**£307,345 pa**  
**plus one vacant shop (1)**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

# CBRE

**SIX WEEK COMPLETION  
AVAILABLE**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Central Parade	Ms M Heaney (t/a So Be)	Ground Floor 60.47 sq m (651 sq ft)	15 years from 22.05.2006 Rent review every 5th year	£12,500 p.a.	Reversion 2021
1 Adv Central Parade	Clear Channel UK (2)	Advertising Hoarding	25 years and 3 months from 25.12.1990	£7,750 p.a.	Holding over
1A High Street	Individuals	First Floor Flat – Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 28.02.2017	£9,000 p.a.	Reversion 2017
1B High Street	Individual	Second Floor Flat – Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 28.01.2000	£6,900 p.a.	Holding over
2 Central Parade	Stitch to Stitch Ltd	Ground Floor 60.82 sq m (655 sq ft)	15 years from 05.08.2011 Rent review 05.08.2016 & 05.08.2021 FR & I	£11,000 p.a.	Rent Review 2016
2A High Street	Fairbase Management Ltd	First and Second Floor Maisonette – Not inspected	Company Let Agreement from 16.05.2014	£13,200 p.a.	Holding over
3 Central Parade	A Hussain & S Sivalker (t/a Morley's Fried Chicken)	Ground Floor 64.97 sq m (699 sq ft)	25 years from 24.04.2015 Rent review every 5th year FR & I	£15,000 p.a.	Rent Review 2020
3A High Street	Individual	First Floor Flat – Not inspected	Assured Shorthold Tenancy from 11.08.2014	£8,280 p.a.	Holding over
3B High Street	Individual	Second Floor Flat – Not inspected	Assured Shorthold Tenancy from 09.02.2015	£5,820 p.a.	Holding over
4 Central Parade	S Wong (t/a Fun Cuts)	Ground Floor 57.80 sq m (622 sq ft)	15 years from 23.03.2016 Rent review 23.03.2021 & 23.03.2026 FR & I	£14,500 p.a.	Rent Review 2021
4A High Street	ALH Estates Ltd	First and Second Floor Maisonette – Not inspected	Tenancy from 01.10.2014	£9,600 p.a.	Holding over
5 and 5B Central Parade	D Pin (t/a Goldstores Ltd Pawnbrokers)	Ground Floor 65.05 sq m (700 sq ft) First Floor Flat – No Access	25 years from 01.01.1998 Rent review every 4th year FR & I (3)	£12,700 p.a.	Rent Review 2018
5A High Street	Individuals	Second Floor Flat – Not inspected	Assured Shorthold Tenancy from 19.01.2015	£6,900 p.a.	Holding over
6 Central Parade	A Yaqoob & M Alam (t/a SE20 Dry Cleaners)	Ground Floor 60.50 sq m (651 sq ft)	15 years and 9 months from 25.03.2007 Rent review 25.12.2017 FR & I	£13,000 p.a.	Rent Review 2017
6A High Street	Individuals	First Floor Flat – Not inspected	Assured Shorthold Tenancy from 26.10.2009	£8,100 p.a.	Holding over
6B High Street	Individual	Second Floor Flat – Not inspected	Assured Shorthold Tenancy from 23.09.2007	£5,820 p.a.	Holding over
7 Central Parade	V. Vo (t/a Tweety Nails Studio)	Ground Floor 70.65 sq m (761 sq ft)	20 years from 26.02.2003 Rent review every 5th year	£11,000 p.a.	Rent Review 2018
7A High Street	ALH Estates Ltd	First Floor Flat – Not inspected	Tenancy from 01.10.2014	£6,900 p.a.	Holding over
7B High Street	ALH Estates Ltd	Second Floor Flat – Not inspected	Tenancy from 01.10.2014	£7,500 p.a.	Holding over
8/8A Central Parade	G Ufuk & S Karaman (t/a Traditional Fish and Chips)	Ground Floor 72.08 sq m (776 sq ft) First and Second Floor Maisonette – Not inspected	12 years from 25.12.2015 Rent review 2015 and every 5th year	£14,500 p.a.	Rent Review 2020
9 Central Parade	H Ranzoer (t/a Penge Quality Fish)	Ground Floor 44.24 sq m (476 sq ft)	15 years from 05.10.2011 Rent review 05.10.2016 & 05.10.2021 FR & I	£11,000 p.a.	Rent Review 2016
9A High Street	ALH Estates Ltd	First Floor Flat – Not inspected	Tenancy from 01.10.2014	£6,900 p.a.	Holding over
9B High Street	ALH Estates Ltd	Second Floor Flat – Not inspected	Tenancy from 01.10.2014	£7,500 p.a.	Holding over
10/10B Central Parade	Property World Ltd	Ground Floor 106.80 sq m (1,150 sq ft) First Floor 92.90 sq m (1,000 sq ft) Total 199.70 sq m (2,150 sq ft)	Tenancy at will	£30,000 p.a.	Negotiations ongoing for a new lease
10A High Street	Individuals	Second Floor Flat – Not inspected	Assured Shorthold Tenancy expiring 05.11.2016	£12,600 p.a.	Reversion 2016
11/11A Central Parade	E Akgul (t/a Tudor Rose Café Restaurant)	Ground Floor Shop 45.82 sq m (488 sq ft) First and Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	20 years from 29.08.2003 Rent review every 5th year FR & I (3)	£14,950 p.a.	Rent Review 2018
12 Central Parade	Vacant (formerly occupied by Ladbroke's)	Ground Floor 49.29 sq m (531 sq ft)	(1)		
12 Adv Central Parade	European Posters Ltd	Advertising Hoarding	4 years and 11 months from 01.07.2000	£7,000 p.a.	Holding over
12A High Street	Individuals	First Floor Flat – Not inspected	Tenancy expiring 16.10.2016	£9,300 p.a.	Reversion 2016
12B High Street	Estate 141 Ltd	Second Floor Flat – Not inspected	Tenancy Agreement expiring 14.12.2017	£7,800 p.a.	Reversion 2017
Central Parade Cupboard	Mrs A Karaskakh	Store	1002 years and 7 months from 01.05.1997	£325 p.a.	Reversion 2999

**Total £307,345 p.a.**

NB. Areas taken from www.2010.voa.gov.uk

(1) Ladbroke's ceased trading on 9th August 2016 and will hand back the unit on 29th September 2016.

(2) For the financial year ended 31st December 2015, Clear Channel UK reported a turnover of £144.091m, negative pre-tax profit of £1.221m, shareholders' funds of £191.578m. (Source: Experian 05.09.2016)

(3) Liability for service charge in respect of repairs to remainder of the building is capped at £1,000.





11/12 Central Parade