

Caterham

13, 15 & 17 Station Avenue

Surrey

CR3 6LB

- Well Located Freehold Shop and Office Investment
 - Town centre position
 - Opposite Caterham Rail Station and Waitrose supermarket
 - Shop let to Boots Opticians Professional Services Ltd and Gomez Optical Ltd
 - Shop lease expires 2018
 - Self-contained offices above (1)
 - Asset management and redevelopment opportunity
 - Total Current Rents Reserved
- £36,000 pa**



Tenure
Freehold.

Location

The Surrey town of Caterham, with a population of 15,000, is situated on the North Downs, some 6 miles south of Croydon and 1 mile to the north of the M25 Orbital Motorway (Junction 6). The property is situated in the town centre, opposite Caterham Rail Station and a Waitrose supermarket and adjacent to Churchwalk Shopping Centre. Occupiers close by include The Post Office, Costa Coffee, Evans, Wimpy, Carphone Warehouse, Pizza Hut and Barclays Bank, amongst many others.

Description

The property is arranged on lower ground, ground and one upper floor to provide a ground floor shop with ancillary accommodation to the rear and basement together with self-contained offices above. The property benefits from a small yard to the rear accessed via the lower ground floor.

Planning (1)

The first floor offices under Permitted Development Rights could be converted to residential use, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

15-17 – EPC Rating 87 Band D (Copy available on website).
13-17 (Offices) – EPC Rating 107 Band E (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 2 Caterham**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Boots Opticians Professional Services Ltd and Gomez Optical Ltd (2)	Gross Frontage 7.05 m (23' 2") Net Frontage 6.10 m (20' 0") Shop and Built Depth 18.75 m (61' 6") Lower Ground Floor 34.50 sq m (371 sq ft)	10 years from 14.11.2008 Rent review every 5th year IR (3)	£29,500 p.a.	Reversion 2018
First	Universal Food Service Equipment Ltd	First Floor Offices 50.00 sq m (538 sq ft)	5 years from 03.12.2010 IR (3)	£6,500 p.a.	Holding over

(2) Website address: www.boots.com/opticians. For the year ended 31st August 2016, Boots Opticians Services Ltd reported a turnover of £278.106m, a pre-tax profit of £21.073m and a net worth of £72.306m. (Source: riskdisk.com 28.02.2018.)

(3) The landlord is responsible for the external parts of the building and insuring the property (with the tenant repaying its proportion of the insurance premium).

Total £36,000 p.a.

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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