

## London SE25

### 38 Selhurst Road South Norwood SE25 5QF

- **Freehold Convenience Store and Residential Investment**
- Comprises convenience store and three flats above with parking
- Convenience store let to Co-operative Group Food Limited until 2029 (no breaks)
- Popular London suburb
- Total Current Rents Reserved

**£80,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
South Norwood is a busy and densely populated South-East London suburb, lying 2 miles north of Croydon and some 10 miles south of Central London and is located in the Borough of Croydon. The property is situated on Selhurst Road, which is the town's prime retail pitch. It is located a short walk from Selhurst Railway Station and near the Brit School for Performing Arts.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a former public house arranged as a convenience store on the ground floor and basement.

The upper floors provide a one bedroom flat, a two bedroom flat and a three bedroom flat. There is a yard to the rear of the property for customer parking for approximately four cars.

**VAT**  
VAT is applicable to this lot.

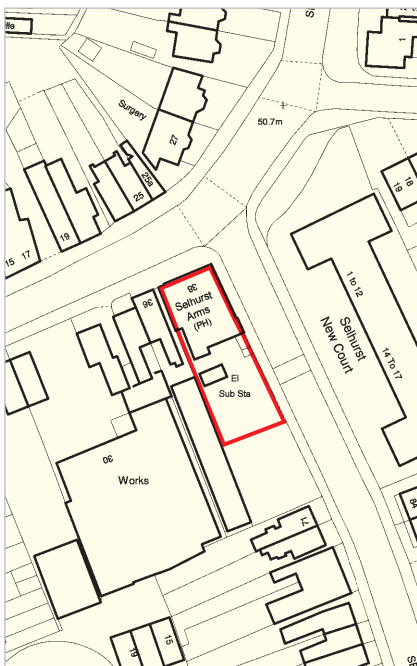
**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
EPC Rating 103 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor/ Basement	Co-operative Group Food Ltd (1)	Ground Floor Basement 265.70 sq m 101.25 sq m (2,860 sq ft) (1,090 sq ft)	15 years from 14.07.2014 Rent review every 5th year No breaks Effective FR & I	£50,000 p.a.	Rent Review 2019
First/Second Floors	Nice Properties London Ltd	First & Second Floors – Three Flats	3 years from 16.09.2014	£30,000 p.a.	Reversion 2017

(1) No. of branches: 2,800. Website Address: [www.cooperativefood.co.uk](http://www.cooperativefood.co.uk)  
For the year ended 4th January 2014, Co-operative Group Food Ltd reported a turnover of £10.5bn and a net worth of £756m.  
(Source: riskdisk.com 08.01.2015.)

**Total £80,000 p.a.**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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