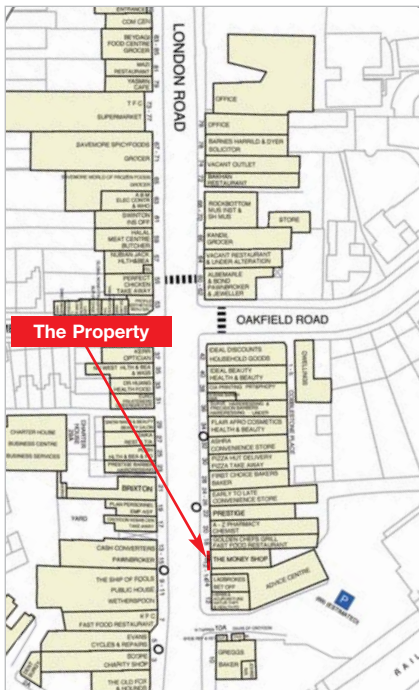


**West Croydon**  
**16 London Road**  
**Surrey**  
**CR0 2TA**

- **Freehold Shop Investment**
- Let to Instant Cash Loans Ltd on a lease expiring 2021
- Busy trading position with public car park behind
- Rent Review 2016
- Current Rent Reserved  
**£42,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Freehold.

**Location**  
 Croydon has a population of 33,000 and is one of the principal retail centres south of London, covering an area of some 22,000 acres approximately 9 miles to the south of Central London. Croydon benefits from excellent road communications being the focal point of the main road routes between Central London and the south coast. The town lies adjacent to the A23 which gives direct access to the national motorway network via the M23 and M25, whilst the A232 provides east/west access between Orpington and Kingston. It also has excellent rail links, with East Croydon Station providing frequent fast trains direct to London (Victoria), London Bridge and Blackfriars, as well as regular services to the south coast and Gatwick Airport. The new tram service provides a further link to major centres such as Wimbledon. The property is situated in a busy parade a short distance from West Croydon Station. Occupiers close by include KFC, Cash Converter, Scope, Pizza Hut and Ladbrokes adjacent.

**Description**  
 The property is arranged on basement, ground and one upper floor to provide a newly fitted shop with ancillary storage above.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>23 sq m</b>	<b>(250 sq ft)</b>
<b>Ground Floor Sales</b>	<b>104 sq m</b>	<b>(1,116 sq ft)</b>
<b>First Floor</b>	<b>41 sq m</b>	<b>(437 sq ft)</b>
<b>Total</b>	<b>168 sq m</b>	<b>(1,803 sq ft)</b>

**NB: Areas provided by the Vendor.**

**Tenancy**  
 The entire property is at present let to INSTANT CASH LOANS LTD for a term of 10 years from 1st August 2011 at a current rent of £42,500 per annum, exclusive of rates. The lease provides for rent review in the fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**  
 For the year ended 30th June 2010, Instant Cash Loans Ltd reported a turnover of £95.094m, a pre-tax profit of £32.741m, shareholders' funds £50,127,000 and a net worth of £40.63m. (Source: riskdisk.com 08.09.2011)

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

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

**Viewings**  
 Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoy.co.uk](mailto:viewings@allsoy.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 13 Croydon**.