

#### Tenure Freehold.

#### Location

Crystal Palace is an increasingly popular suburb situated about 7 miles south-east of Central London, 2 miles south of Dulwich and 4 miles north of Croydon. The area enjoys good communications being a short distance from the South Circular Road and being served by Overground and Southern Rail services at Crystal Palace Station.

The property occupies a prominent site on Westow Hill, an established retailing location on the A214.

Occupiers close by include Caffè Nero, Foxtons and Winkworth estate agents, Rush Hair, William Hill, Domino's, Iceland and Poundstretcher, together with a number of bars and restaurants.

## Description

The property is arranged on basement, ground and two upper floors to provide an estate agents office on ground floor and basement storage and staff WCs, together with two floors of residential accommodation over (providing four flats), which have been sold on a long lease.

## VAT

VAT is applicable to this lot.

#### Documents

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

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
15-17 Ground Floor	Kinleigh Ltd (1)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor Basement Total	88.35 sq m	(31' 6") (27' 8") (81' 10") (83' 0") 2,024 sq ft) (951 sq ft) 2,975 sq ft)	Term of years to expire 29.01.202 Rent review January 2023 Expiry 2028 FR & I	28	£75,000 p.a.	Rent Review 2023
15-17 Upper Floors	Deco Design & Build Co Ltd	First and Second Floors –	4 Apartments		150 years from 19.03.2013 FR & I		£100 p.a.	Reversion 2163
(1) For the year ended 31st December 2015 Kinleigh Ltd reported a turnover of £73.5m, a pre-tax profit of £8.6m and a net worth of £17.5m. (Source: Experian 06.2017.)						Total	£75,100 p.a.	

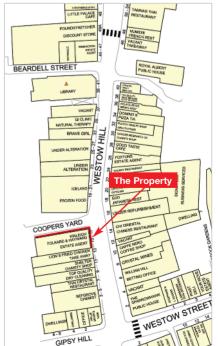
London SE19

**15-17 Westow Hill Crystal Palace SE19 1TQ** 

- Attractive Freehold Estate Agency and Ground Rent Investment
- Popular South East London location
- Shop let on a new lease and trading as Kinleigh Folkard & Hayward
- Lease expiry 2028
- Shop Rent Review 2023
- Total Current Rents Reserved

# £75,100 pa





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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda Seller's Solicitor Ms S Kierans, Sherrards Solicitors LLP. Tel: 01727 832830 e-mail: sk@sherrards.com