

London SE6

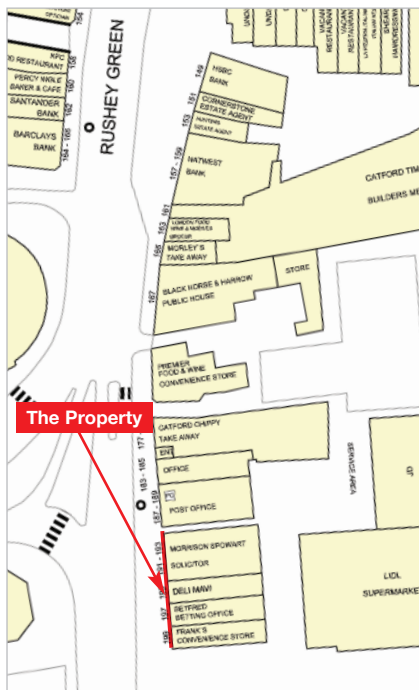
191-199 Rushey Green

Catford

SE6 4BD

- **Freehold Retail Parade Investment**
- Comprises 5 shops and 11 flats (sold off)
- Tenants include Done Brothers (Cash Betting) Ltd
- Prominent building in busy South London suburb
- No VAT applicable
- Total Current Rents Reserved **£75,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Catford is located 8.5 miles south-east of Central London and 1 mile south of Lewisham. Catford Bridge and Catford Stations provide a direct service to London Charing Cross and Waterloo East. The property is situated on the east side of Rushey Green (A21 South Circular Road), in a prominent corner position at its junction with Bromley Road and Sangley Road. Occupiers close by include a Lidl supermarket, McDonald's and JD Sports to the rear within Catford Island Retail Park, whilst other occupiers on Rushey Green include the Post Office, the Broadway Theatre, Premier Foods and NatWest, HSBC and Barclays banks.

Description

This prominent corner property is arranged on part basement, ground and three upper floors to provide a parade of five retail units (two of which presently interconnect) together with self-contained upper parts which have been let on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
191-193	J C Morrison & A Spowart	Ground Floor 210.95 sq m (2,271 sq ft) Basement 107.60 sq m (1,158 sq ft)	5 years from 01.10.2009 FR & I	£32,000 p.a.	Holding over
195	Yunes Emre Ozdemir & Cihan Senol	Ground Floor 110.90 sq m (1,193 sq ft) Basement 33.50 sq m (361 sq ft)	17 years from 06.12.2016 Rent review 29.09.2018 and every 5th year thereafter FR & I	£16,000 p.a.	Rent Review August 2018
197	Done Brothers (Cash Betting) Ltd (1) (t/a Betfred)	Ground Floor 103.95 sq m (1,119 sq ft) First Floor – Toilets 3.60 sq m (39 sq ft)	6 years from 10.09.2015 Tenant option to determine 2018 FR & I	£14,500 p.a.	Reversion 2021
199	V Suganthan & A Navarantnarajha	Ground Floor 112.40 sq m (1,210 sq ft)	17 years from 24.06.2000 FR & I	£13,000 p.a.	Holding over
Upper Floors	I Burke	Residential (11 Flats – Not inspected)	999 years from 19.10.2007	Peppercorn	

(1) Website Address: www.betfred.com
For the year ended 25th September 2016, Done Brothers (Cash Betting) Ltd reported a turnover of £320.065m, a pre-tax profit of £29.293m, shareholders' funds of £35.293m and a net worth of £23.115m. (Source: riskdisk.com 12.01.2018.)

Total £75,500 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
Seller's Solicitor Ms E Buck, Spratt Endicott. Tel: 01295 204055 e-mail: ebuck@se-law.co.uk