

# Croydon 111 Lower Addiscombe Road Surrey CR0 6PU

- Freehold Shop and Residential Investment
- Comprising a shop and four self-contained flats
- Shop lease expires 2018
- No VAT applicable
- Shop Rent Review 2013
- Total Current Rents Reserved  
**£49,148 pa**



**Tenure**  
Freehold.

## Location

Croydon has a population of 171,000 and is one of the principal retail centres south of London located approximately 9 miles to the south of Central London. The town lies adjacent to the A23 which gives direct access to the national motorway network via the M23 and M25. 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 on the busy Lower Addiscombe Road (A222), a short distance from both East and West Croydon rail and tram stations. Occupiers close by include an Esso Petrol Filling Station/Tesco Express, Papa Johns and a number of local traders.

## Description

The property is arranged on ground and two upper floors to provide a large ground floor shop with four self-contained flats above, approached via a separate entrance fronting Lower Addiscombe Road. The shop benefits from rear access via Hastings Road.

## VAT

VAT is not applicable to this lot.

## Documents

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



| No.    | Present Lessee                                | Accommodation   | Lease Terms  | Current Rent<br>£ p.a.                         | Next Review/<br>Reversion |
|--------|---|---|--|--|---------------------------|
| Shop   | David Lindsay<br>(t/a D A Lindsay & Sons) (1) | Gross Frontage 6.15 m (20' 2")<br>Net Frontage 4.30 m (14' 2")<br>Ground Floor 98.27 sq m (1,058 sq ft) | 10 years from 07.03.2008<br>Rent review every 5th year<br>Effectively FR & I | £14,000 p.a.<br>(3 month rent<br>deposit held) | Rent Review<br>March 2013 |
| Flat 1 | Urban Residential                             | First Floor Flat comprising 2 Rooms, Kitchen/Diner and Bathroom (1)                                     | Four x 12 month Assured Shorthold Tenancies from 09.10.2010                  | £9,540 p.a.                                    | Reversion 2011            |
| Flat 2 |   | First Floor Flat comprising 1 Room, Kitchen/Diner and Bathroom  |  | £8,100 p.a.                                    | Reversion 2011            |
| Flat 3 |   | Second Floor Flat comprising 1 Room, Kitchen/Diner and Bathroom   |  | £9,408 p.a.                                    | Reversion 2011            |
| Flat 4 |   | Second Floor Flat comprising 2 Rooms, Kitchen/Diner and Bathroom  |  | £8,100 p.a.                                    | Reversion 2011            |

(1) Not inspected by Allsop. Area taken from VOA website.

**Total £49,148 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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