

Thornton Heath 880, 880A & 880B London Road Surrey CR7 7PB

- Freehold Shop and Residential Ground Rent Investment
- Shop let on a lease expiring in 2026
- Main road location (A23)
- No VAT applicable
- Rent Review 2016
- Total Current Rents Reserved
£11,554 pa



Tenure
Freehold.

Location
Thornton Heath is a densely populated suburb located some 8 miles south of Central London and 3 miles north of Croydon. The area is well served by the A23 and A212 whilst Thornton Heath British Rail Station provides regular services to East Croydon and Central London. The property is situated on the east side of London Road (A23) between its junctions with Malvern Road and Lyndhurst Road. Occupiers close by include Lidl, Tesco Express, Esso Petrol Station as well as a number of local retailers.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above, both of which have been sold off on long leases.

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
880	Waseem Ahmad (t/a Laundrette)	Gross Frontage 5.50 m Net Frontage 4.30 m Shop & Built Depth 11.05 m	(18') (14' 2") (36' 3") 20 years from 29.09.2006 Rent review every 5th year FR & I	£11,250 p.a.	Rent Review 2016
880A	Two Individuals (1)	First Floor Flat	125 years from 25.03.1982	£152 p.a.	Reversion 2107
880B	An Individual (1)	Second Floor Flat	125 years from 25.03.1982	£152 p.a.	Reversion 2107

(1) Notices under the Landlord & Tenant Act 1987 (as amended by The Housing Act 1996) have been served.

Total £11,554 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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