

Warlingham

371 & 373 Limpsfield Road
Surrey
CR6 9HA

- Long Leasehold Betting Shop and Café Investments
- To be offered as two lots
- Café and bookmakers
- VAT is not applicable
- Lot 82 let to Coral until 2024 (3)
- Lot 83 let as a café until 2023
- Rent Reviews from 2018
- Total Current Gross Rents Reserved **£25,000 pa**



Tenure

Leasehold. Each held for a term of 125 years from completion at a ground rent of £300 per annum (each).

Location

Warlingham is a Surrey village some 14 miles south of central London and some 22 miles east of Guildford. Caterham is the nearest town some 2 miles to the south-west.

The property is situated on the north-west corner of Warlingham Green as the road exits to the north-west towards Hamsey Green.

Occupiers close by include a Co-op food store, Lloyds Pharmacy, NatWest Bank, Esso and The Green Shopping Centre.

Description

The properties are arranged on ground floor only to provide a betting shop and café. The property forms part of a larger building not included in the sale.

VAT

VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
82	371	Coral (1)	Ground Floor 54.62 sq m (587 sq ft)	10 years from 15.08.2014 Rent review every 5th year FR & I	£13,000 p.a.	Rent Review 2019
83	373	John Michael Adamou	Ground Floor 58.10 sq m (625 sq ft)	15 years from 20.06.2008 Rent review every 5th year FR & I	£12,000 p.a.	Rent Review 2018

- (1) No of Branches: 1,700. Website Address: www.coral.co.uk.
 (2) Floor areas taken from the VOA website www.2010.voa.gov.uk
 (3) There is a tenant break clause in the 5th year.

Total £25,000 p.a.

