



Tenure

Freehold.

Location

Carshalton is situated some 9 miles south-west of central London and 3 miles west of Croydon. The area is well served by the A232 Croydon to Ewell Road, the A237 Coulsdon to Mitcham Road and the A217 Reigate to Wandsworth Road. The M25 (Junction 7) and M23 motorways are located some 6 miles to the south.

The property is situated on the south side of Middleton Road at the junction with Green Wrythe Lane, about 1.5 miles to the north of the town centre in an established shopping parade which serves the densely populated residential area. Occupiers close by include Boots, Betfred, Subway and William Hill.

Description

The property is arranged on ground and two upper floors to provide a triple shop unit and a further shop and 6 flats that 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.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
386-390	Bargain Booze Ltd (2) (t/a Select Convenience)	Gross Frontage 17.75 m Net Frontage 16.55 m Shop Depth 16.00 m Built Depth 29.40 m	(58' 3") (54' 4") (52' 6") (96' 5") 10 years from 10.04.2017 (3) Rent review every 5th year (1) Tenant break 2022	£30,000 p.a.	Rent Review 2022
392	Individual	Ground Floor Shop	250 years from 24.09.2004	£100 p.a.	Reversion 2254
Flat 10A	Individual	Flat - Not inspected	146 years from 23.09.1987		Reversion 2133
Flats 10B, 11, 12 and 13A	Individual	4 Flats - Not inspected	Each held for 99 years from 29.09.1995	£300 p.a.	Reversion 2094
Flat 13B	Individual	Flat - Not inspected	49 years from 29.09.1987	£50 p.a.	Reversion 2036

(2) www.bargainbooze.co.uk

For the year ended 1st May 2016, Bargain Booze Ltd reported a turnover of £380m, a pre-tax profit of £13m, shareholders' funds of £42m and a net worth of £36m. (Source: Experian 11.09.2017.)

(3) Service charge excluding insurance capped at 10% of annual rent.

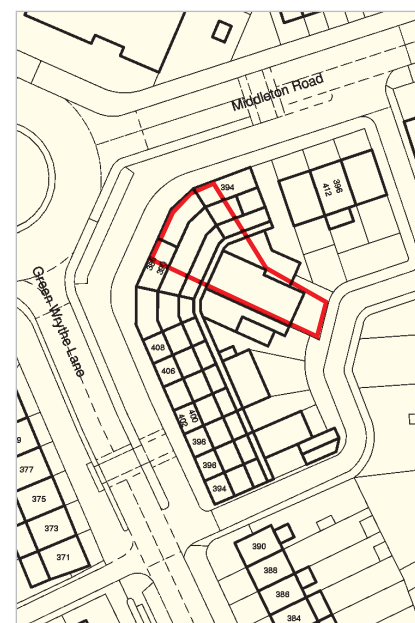
Total £30,450 p.a.

Carshalton

386/392 Middleton Road and 10/13 Neville Walk Surrey SM5 1HP

- **Freehold Shop and Residential Ground Rent Investment**
- Includes a triple shop let to Bargain Booze Ltd (t/a Select Convenience) on a lease expiring in 2027 (1)
- **Valuable flat reversion in 19 years**
- Four flats with reversions in 77 years
- Affluent and popular Surrey commuter town
- No VAT applicable
- Total Current Rents Reserved
£30,450 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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