

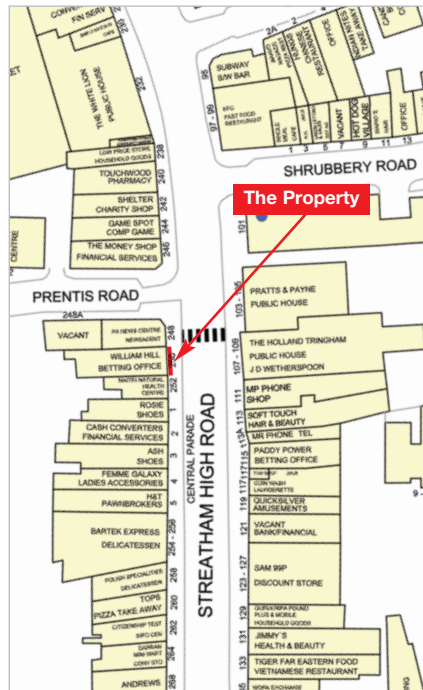
London SW16

250 Streatham High Road

Streatham SW16 1HS

- Long Leasehold Betting Shop Investment
- Let to William Hill Organization Ltd on a lease expiring 2024 (1)
- Busy South London location
- No VAT applicable
- Rent Review 2020
- Current Gross Rent Reserved **£32,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 24th June 1999 (thus having some 985 years unexpired) at a fixed peppercorn rent.

Location

Streatham is a densely populated south London suburb situated in the London Borough of Lambeth on the A23 some 6 miles south of Central London. Communications are excellent with Streatham Hill Station to the north and Streatham to the south. Numerous bus services run along Streatham High Road which itself connects to the M23 and M25 motorways, 12 miles to the south. The property is situated near the junction with Prentis Road opposite The Holland Tringham Wetherspoon pub. Other occupiers close by include The Money Shop, Cash Converters, Lidl, KFC, Subway, and the Pratts & Payne pub.

Description

The property is arranged on basement and ground floors to provide a betting shop. The property forms part of a larger building, the upper floors of which are not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	6.4 m	(21' 0")
Net Frontage	5.85 m	(19' 3")
Shop Depth	21.45 m	(70' 5")
Built Depth	24.05 m	(78' 10")
Basement (No access, not inspected by Allsop)		

Tenancy

The property is at present let to WILLIAM HILL ORGANIZATION LTD, by way of a reversionary lease, expiring 18th August 2024 at £32,000 p.a.

The lease provides for a rent review in 2019 and contains full repairing and insuring covenants.

(1) There is a tenant break clause on 19th August 2019.

Tenant Information

No. of Branches: 2300

Website Address: www.williamhill.com

For the year ended 30th December 2014, William Hill Organization Ltd reported a turnover of £895.275m, pre-tax profits of £284.209m, and a negative net worth of £685.427m. (Source: Experian 15.01.2016.)

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.

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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