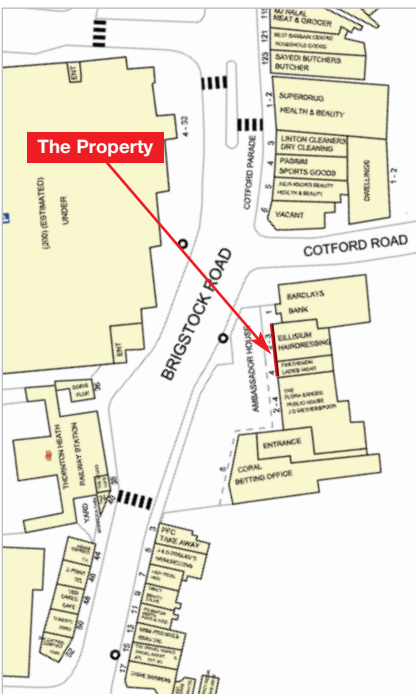


**Thornton Heath**  
**Units 5 and 6**  
**Ambassador House**  
**Brigstock Road**  
**Surrey**  
**CR7 7JG**

- **Two Leasehold Ground Rent Investments**
- To be offered as one lot
- Located opposite Thornton Heath Railway Station
- Leases expire 2087
- Rent Reviews 2017 and 10 yearly thereafter
- Total Current Gross Rents Reserved  
**£3,919.32 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Long Leasehold. Each property is held on a separate lease for a term of years expiring 16th December 2087 (thus having approximately 72 years unexpired) at a ground rent of a peppercorn.

**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 south side of Brigstock Road (B226) opposite Thornton Heath Railway Station and Tesco Supermarket. Brigstock Road links with London Road (A23) which leads some 7 miles north towards Central London.

Occupiers close by include Coral, Iceland and Tesco supermarkets amongst a number of local traders.

**Description**

The property is arranged on ground floor only to provide two separate retail units.

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 5	Bluegate Housing Ltd (sublet and t/a Parthenon Fashions)	Ground Floor 55.70 m (600 sq ft)	Approximately 75 years expiring 15.12.2087 Rent review in 2017 and every 10 years thereafter	£1,633.05 p.a.	Rent Review 2017
Unit 6	Bluegate Housing Ltd (sublet and t/a Eilissium Beauty Lounge)	Ground Floor 104.51 m (1,125 sq ft)	Approximately 75 years expiring 15.12.2087 Rent review in 2017 and every 10 years thereafter	£2,286.27 p.a.	Rent Review 2017

(1) Areas provided by the Vendor.

**Total £3,919.32 p.a.**