

**Lot 24, Pizza Hut Delivery, 1 Odeon Parade, Eltham, London,
SE9 6BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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Property Information

Virtual Freehold Retail Investment

- Let to JJ & Team Limited (t/a Pizza Hut Delivery)
- Prominent location just off Well Hall Road (A208)
- Located in established retail parade
- Nearby occupiers include Tesco Express, Domino's, Papa John's, William Hill, Betfred and Energie Fitness

Lot

24

Auction

13th July 2023

Rent

£16,000 per Annum Exclusive (3)

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

4 miles south-east of Greenwich, 9 miles south-east of Central London

Roads

A2, A20, A205, A208

Rail

Eltham Train Station

Air

London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

The property is located in a prime location on the western side of Well Hall Road (A208), less than half a mile from Eltham Station. The property is situated in an established, local retail parade on Odeon Parade. Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness.

Tenure

Virtual Freehold. Held for a term of 999 years less three days from 27/06/2012 at a fixed peppercorn ground rent.

EPC

Band B

Description

The property comprises a shop/take-away arranged on the ground floor only.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Take-Away/Ancillary	83.01	(894)	JJ & TEAM LIMITED (t/a Pizza Hut Delivery) (2)	10 years from 15/07/2013 (3)	£16,000
Total		83.01	(894)			£16,000

(1) Areas provided by VOA (www.tax.service.gov.uk/business-rates)

(2) For the year ending 31st December 2021, JJ & Team Limited reported a turnover of £21,712,569, a pre-tax profit of £2,181,620 and a net worth of £1,426,516 (www.northrow.com).

(3) A new lease has been agreed with the existing tenant at a new rent of £17,500 p.a.x. and it is intended that the new lease will be completed prior to the auction. A copy of the revised draft lease is included in the legal pack.

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September 2020