

lot 18

68-74 Church Street, Croydon Greater London CR0 1RB

Rent
£31,000
per annum
exclusive
rising
annually to
£40,000
in 2019

Freehold Leisure Investment

- Entirely let to FX Power Ltd on a 10 year lease until 2020
- Town centre location close to Centrale Shopping Centre and Whitgift Shopping Centre

- Fixed annual rental increases
- Nearby occupiers include Dreams, Argos, McDonald's and Lidl
- Six Week Completion Available



Location

Miles: 11 miles south of Central London
Roads: A23, A232, M25 (Junction 7)
Rail: East Croydon Railway Station, Church Street Tram Stop
Air: Gatwick Airport, Heathrow Airport

Situation

The property is situated within Croydon town centre to the east of Church Street, and is accessed via Tamworth Place. Nearby occupiers include Dreams, Argos, McDonald's and Lidl. Centrale Shopping Centre and Whitgift Shopping Centre are also in close proximity and house retailers including House of Fraser, Debenhams, Zara and Next.

Description

The property comprises a self-contained ground floor health and fitness club.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Please note that the adjoining property is to be offered as **Lot 7** in the catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Health and Fitness Club	472.78 sq m (5,089 sq ft)	FX FITNESS LTD (1) (t/a Muscle FX Power & Fitness Studio)	10 years from 23/09/2010 until 22/09/2020 on a full repairing and insuring lease	£31,000	23/09/2011 and annually thereafter (2) (3)
Totals		472.78 sq m (5,089 sq ft)			£31,000	

- (1) FX Fitness Limited have been in occupation of the property for approximately 11 years.
- (2) The lease provides for annual rental increases of £1,000 per annum rising to a rent of £40,000 per annum in 2019.
- (3) The lease provides for a tenant's option to determine the lease on the eighth anniversary of the term, subject to 12 months' written notice.

For further details please contact:

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