# 68 Croydon Road, Caterham Greater London CR<sub>3</sub> 6QD

Freehold Retail and Residential Investment

- Let to DP Realty Limited (t/a Domino's Pizza) until 2028
- · Affluent London commuter town
- Town centre location
- Six Week Completion Available

Rent

£25,600 per annum

lot 28



Miles: 16 miles south of Central London 4.5 miles south of Croydon Roads: M25, M23, A22, A23 Rail: Caterham Rail London Gatwick Airport Air:

The affluent commuter town of Caterham is located 16 miles south of Central London, close to the A22 and M25. The town is famous for being the manufacturing home of Caterham 7 sports cars. The property is situated on the eastern side of the busy Croydon Road (B2208), close to the junction with Colin Road.

Opposite the property there is a new mixed-use retail and residential development. Nearby occupiers include Co-Operative Supermarket, HSBC, Pizza Express and Thomas Cook.

The property comprises a retail unit on the ground and part first floors and residential accommodation on part first and second floors, which is accessed from the rear. The retail unit also benefits from a yard to the rear of the property.

Freehold.

VAT is not applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Area	Floor Areas (Approx)		Term	Rent p.a.x.	Reviews
Ground First	Retail Retail	67.42 sq m 30.83 sq m	(726 sq ft) (332 sq ft)	DP REALTY LIMITED (1)	20 years from 03/08/2008 until 2028 on a full repairing and insuring lease		03/01/2013 and 5 yearly
First Second	Residential Residential	38.93 sq m 38.42 sq m	(419 sq ft) (414 sq ft)	AN INDIVIDUAL	125 years from completion	£100	Reversion 2016
Totals		175.60 sq m	(1,891 sq ft)			£25,600	

(1) For the year ending 27th December 2009, DP Realty Limited reported a turnover of £12,213,000, pre-tax profits of £523,000 and a total net worth of £1,108,000. (Source: www.riskdisk.com 11/04/201) DP Realty Limited is a wholly owned subsidiary of Domino's UK & Ireland plc who operate 665 stores nationwide and in the Republic of Ireland. Domino's Pizza UK & Ireland plc has announced the acquisition of 75% of Intergrowth Enterprises Limited (Domino's Germany), the master franchisee in Germany. (Source: www.dominos.uk.com)

(2) DP Realty Limited has sub-let the property to a 'Domino's Franchisee'.

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