

lot 48

First Floor, 68-74 Church Street Croydon, Surrey CR0 1RB

Rent
£29,900
per annum
exclusive

Freehold Leisure Investment

- Entirely let until 2020 (subject to option)
- Prominent town centre location close to the Centrale Shopping Centre and Whitgift Shopping Centre
- Nearby occupiers include Argos, McDonald's, Poundstretcher, Bon Marché 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 on the eastern side of Church Street close to its junction with Old Palace Road. Nearby occupiers include Argos, McDonald's, Poundstretcher, Bon Marché, Lidl and Shoe Zone. 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 first floor kickboxing school, dance studio and ancillary sports, massage and beauty treatment rooms above the Lidl supermarket and accessed via Frith Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
First	Kick Boxing School/ Dance Studio, Sports, Massage and Beauty Treatment Rooms	492.40 sq m (5,300 sq ft)	THE CROYDON ACADEMY LIMITED (1)	10 years from 01/10/2010 until 30/09/2020 on a full repairing and insuring lease	£29,900 (2)	01/10/2015 (3)
Totals		492.40 sq m (5,300 sq ft)			£29,900 (2)	

- (1) The Croydon Academy Limited is a martial arts school offering the widest range of martial arts disciplines in one place, award winning children's programmes and Britain's most comprehensive Certified Instructors Training programme. (Source: www.croydonmartialart.com 21/04/2011)
 (2) The rent is to be reviewed in line with the Retail Price Index (RPI) on an upwards only basis.
 (3) Under the terms of the lease, both the tenant and landlord have an option to determine the lease on the fifth anniversary of the term, subject to 12 months' written notice.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.
Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.
Email: gwen.thomas@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Forsters LLP
31 Hill Street, London W1J 5LS.
Tel: +44 (0)20 7863 8462 Fax: +44 (0)20 7863 8444.
Email: victoria.towers@forsters.co.uk
Ref: Victoria Towers.