23 Central Parade New Addington, Croydon CRo oJB

Freehold Retail/Residential Investment

- Shop let to Sportswift Limited (t/a Card Factory) on a 10 year lease until 2022 (no break)
- Three bedroom residential flat on upper floors
- · Located in popular London suburb
- Nearby occupiers include Lloyds TSB, Co-Operative Supermarket, William Hill, Greggs and Iceland
- Large yard to rear of property with future development potential (subject to consents)
- Six Week Completion Period Available

lot 17

£47,000 per annum exclusive



Miles: 5 miles south-east of Croydon 14.3 miles south of Central London

Roads: A212, A2022 Rail: New Addington Tramlink

London City Airport, London Gatwick Airport Air:

The property is situated on the northern side of Central Parade approximately 100 metres from New Addington Tramlink stop. Nearby occupiers include Lloyds TSB, Co-operative Supermarket, William Hill, Greggs and Iceland.

The property comprises a ground floor retail unit with a three bedroom residential flat on upper floors. The property also benefits from a large yard to the rear.

Freehold.

VAT is not applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews/ (Reversion) |
|--------------------|---|--------------------------|----------------------------|--|--|-------------|----------------------------|
| Ground Basement | Retail Storage | 83.00 sq m 75.00 sq m | (893 sq ft) (807 sq ft) | SPORTSWIFT LIMITED (t/a CARD FACTORY) (1) | no years from 15/11/2012 on a full repairing and insuring lease | £35,000 | 15/11/2017 (14/11/2022) |
| First/Second | Residential – Three Bedroom | Not Measured | | INDIVIDUAL | Assured Shorthold Tenancy for a term of 6 months from 18/02/2013 | £12,000 (2) | (17/08/2013) |
| Totals | otals 158.00 sq m (3) (1,700 sq ft) (3) | | | | | £47,000 | |

(1) For the year ending 31st January 2012, Sportswift reported a turnover of £254,346,000, pre-tax profits of £56,206,000 and a total net worth of £130,318,000. (Source: www.riskdisk.com 22/02/2013) Card Factory is the trading name of Sportswift Limited. Founded in 1997, Card Factory now operate from over 650 stores throughout the UK. (Source: www.cardfactory.eu.com 22/02/2013)

(2)The rent has been annualised.
(3)The floor areas are stated on the lease plans within the commercial lease.

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