

lot 66

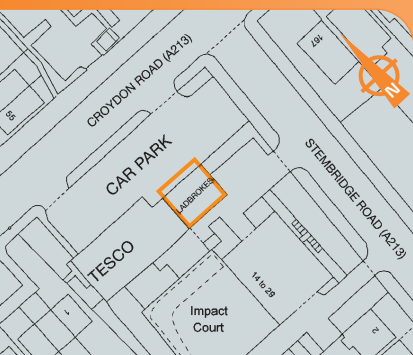
Unit 2, 169-175 Croydon Road
Penge, London SE20 7TY

Rent
£35,500
per annum
exclusive

Virtual Freehold Retail Investment

- Let to Ladbrokes Betting and Gaming Limited
- Rent Review 2016

- Adjacent to Tesco Express
- Popular South-East London suburb



Location

Miles: 3 miles west of Bromley
4 miles north-east of Croydon
9 miles south-east of Central London
Roads: A205 (South Circular Road), A213, A23
Rail: Birkbeck Rail, Anerley Rail, Norwood Junction
Air: Gatwick Airport, Heathrow Airport

Situation

The property is situated on the south side of the busy Croydon Road (A213) in a popular South-East London residential suburb. The property benefits from being one mile east of Crystal Palace Football Club/Selhurst Park Stadium.

Description

The property comprises a retail unit arranged on the ground floor only. The property benefits from car parking at the front.

Tenure

Virtual Freehold for a term of 900 years from 13th August 2010 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	119.84 sq m (1,290 sq ft)	LADBROKES BETTING AND GAMING LIMITED (1)	15 years from 26/06/2006 until 25/06/2021	£35,500	26/06/2016
Totals		119.84 sq m (1,290 sq ft)			£35,500	

(1) For the year ending 31st December 2013, Ladbrokes Betting and Gaming Ltd reported a turnover of £818,578,000, pre-tax profits of £87,693,000 and a total net worth of £994,620,000. (Source: Experian Group 22/09/2015)

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
George Watkins
Tel: +44 (0)20 7034 4861.
Email: george.watkins@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Wason Lawrence Holder Solicitors
Lantern House, 39-41 High Street, Potters Bar, Hertfordshire EN6 5AJ.
Tel: +44 (0)1707 664 888.
Email: sw@wlh-solicitors.co.uk
Ref: Shamit Wason.