

# 83 Eltham High Street, Royal London Borough of Greenwich, London SE9 1TD

Freehold Shop Investment

**Lot 1**

£32,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	109.89 sq m (1,182 sq ft)	RAL LIMITED (1) t/a Admiral Casino	10 years from 07/06/2016 on a full repairing and insuring lease (2)	£32,000	07/06/2021
<b>Total</b>		<b>109.89 sq m (1,182 sq ft)</b>			<b>£32,000</b>	

(1) For the year ending 31st December 2018, RAL Limited reported a turnover of £72,769,455, pre-tax profits of £8,221,399 and a total net worth of £19,493,809 (Source: Experian 20/01/2020). "In 2010, we proudly became part of the NOVOMATIC Group, which is one of the biggest international producers and operators of gaming technologies in the world. Between 2014 and 2017, Novomatic also acquired Luxury Leisure & Talarius who operate hundreds of gaming venues across the UK, also known as AGCs, branded as Quicksilver. All of these venues combined to be rebranded as ADMIRAL, many of which received brand new refurbishments. There are now 233 Admiral gaming venues in the UK. As well as these AGCs, Admiral have more than 1,500 outlets worldwide, including over 60 casinos" (Source: www.admiralcasino.co.uk).

(2) Lease renewal of a lease for a term of years from 2004.

## Key Details

- Prime high street location in popular London suburb
- Let to RAL Limited on a lease expiring 06/06/2026
- Nearby occupiers include Marks & Spencer, Iceland, TK Maxx, Costa Coffee, KFC, Subway, McDonald's, Superdrug, Boots the Chemist and WHSmith
- VAT-free investment

## Location

**Miles:** 4 miles south-east of Greenwich and Blackheath  
8 miles west of Dartford  
10 miles south-east of Central London  
**Roads:** A2, A20, A205  
**Rail:** Eltham Train Station  
**Air:** London City Airport, London Gatwick Airport & London Heathrow Airport

## Situation

Eltham is a popular suburb of South East London within the Royal Borough of Greenwich, 10 miles south-east of Central London. The property is located in a prime location on the northern side of Eltham High Street, less than half a mile from Eltham Station. Nearby occupiers include Marks & Spencer, Iceland, TK Maxx, Costa Coffee, KFC, Subway, McDonald's, Superdrug, Boots the Chemist, WHSmith and various banks. A new Vue Cinema complex at 168-176 High Street is due to open imminently, to include a Pizza Express and a Nando's.

## Description

The property comprises a ground floor retail unit currently used as an amusement arcade, with ancillary accommodation to the rear.

## Tenure

Freehold.

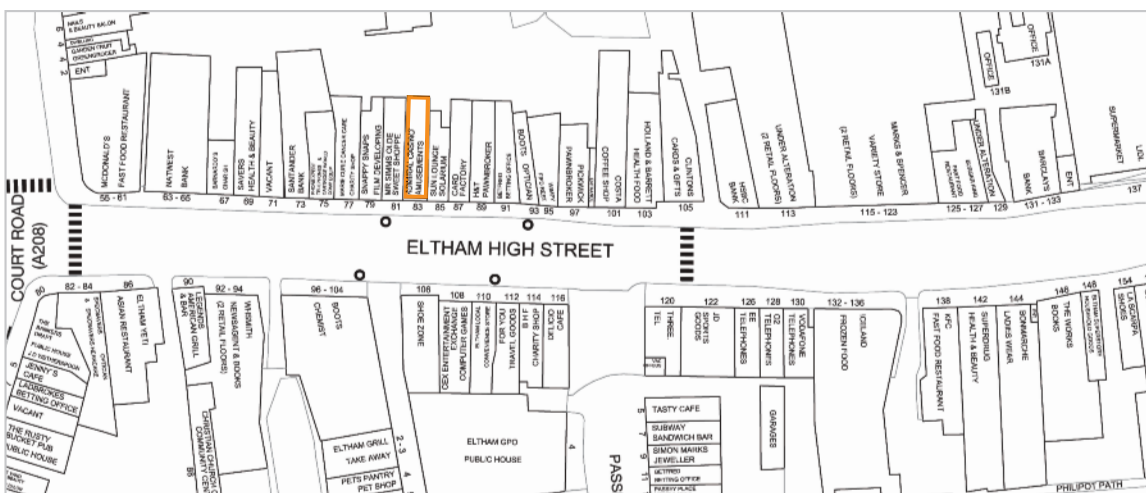
## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

See legal pack at www.acuitus.co.uk



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