

# Lot 16

£71,000 per annum exclusive

## 87 & 89 Eltham High Street, London SE9 1UN

Freehold Retail Investment



### Key Details

- Let to Sportswift Limited (t/a Card Factory) and Harvey & Thompson Limited
- Recently renewed leases in 2018 and 2019
- Prime High Street location in popular London suburb
- Nearby occupiers include Marks & Spencer, Iceland, TK Maxx, Costa Coffee, KFC, Subway, McDonald's, Superdrug, Boots the Chemist and WHSmith
- VAT-free London investment

### Location

**Miles:** 4 miles south-east of Greenwich and Blackheath  
8 miles west of Dartford  
**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 and WHSmith. A new Vue Cinema complex at 168-176 High Street has recently opened, to include a Pizza Express and a Nando's.

### Description

The property comprises two ground floor shops with ancillary accommodation to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

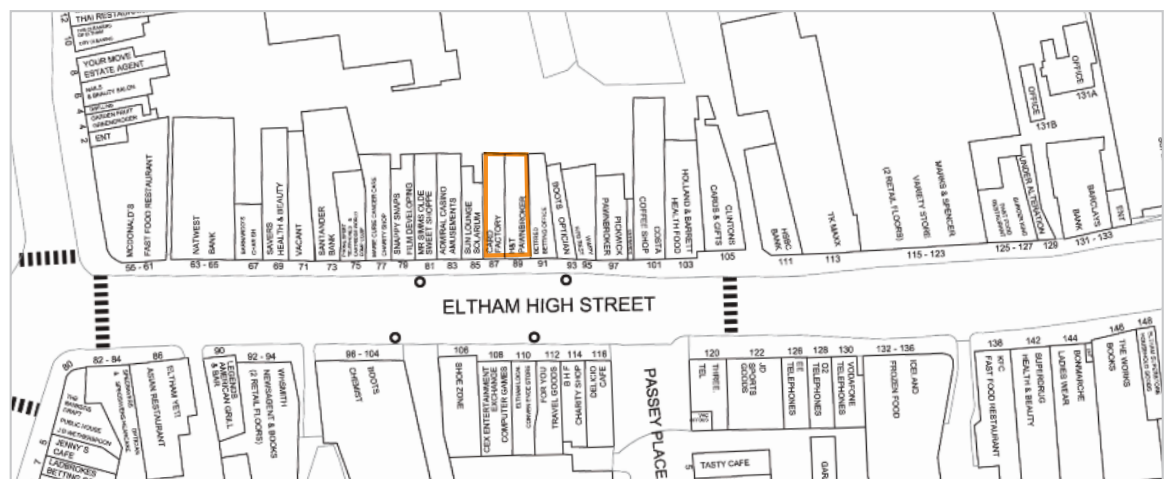
### Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.

## Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
87	Ground	Retail/Ancillary	104.50 sq m (1,125 sq ft)	SPORTSWIFT LIMITED t/a Card Factory(1)	4 years from 29/09/2019 on a full repairing and insuring lease	£36,000
89	Ground	Retail/Ancillary	102.75 sq m (1,106 sq ft)	HARVEY & THOMPSON LIMITED (2)	5 years from 11/05/2018 on a full repairing and insuring lease	£35,000
<b>Total</b>			<b>207.25 sq m (2,231 sq ft)</b>			<b>£71,000</b>

- (1) For the year ending 31st January 2019, Sportswift Limited reported a turnover of £417,167,000, pre-tax profits of £66,206,000 and a total net worth of £24,056,000 (source: Experian Group 26/02/2020). Card Factory operates from over 800 stores across the UK ([www.cardfactory.co.uk](http://www.cardfactory.co.uk)). Please note the lease is excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.
- (2) For the year ending 31st December 2018, Harvey & Thompson Limited reported a turnover of £143,025,000, pre-tax profits of £13,678,000 and a total net worth of £98,362,000 (source: Experian Group 26/02/2020). H&T operates from 254 stores across the UK ([www.handt.co.uk/stores](http://www.handt.co.uk/stores)).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
george.goucher@acuitus.co.uk

**Seller's Solicitors: Harold Benjamin Solicitors**  
Adam Fidler  
+44 (0)20 8872 3076  
adam.fidler@haroldbenjamin.com