



SITUATION

Located in the town centre at the junction with Minit Walk which in turn runs alongside the **Town Hall, Civic Centre and the Council Offices (Bernard Weatherill House)**. Nearby multiple retailers include **Milletts, Greggs, Subway, Toni & Guy, Snappy Snaps** and **Cash Generator**.

The pedestrianised shopping centre and George Street Tramlink Station are within close proximity .

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

PROPERTY

Forming part of a modern end of terrace building comprising a **Large Ground Floor Retail Unit with an ATM** together with a **Plant Area** on part first floor.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term from completion and expiring on **25th September 2122 (approx 108 years unexpired)** at a peppercorn ground rent.

£55,668 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	85'6"
Return Window Frontage	24'2"
Internal Width	71'0"
Shop Depth	37'5"
Built Depth	73'10"
Sales Area	Approx 2,712 sq ft*
Store/Ancillary Areas	Approx 2,239 sq ft*
2 WCs	
Total Area	Approx 4,951 sq ft*

Part First Floor

Plant Area - Not inspected

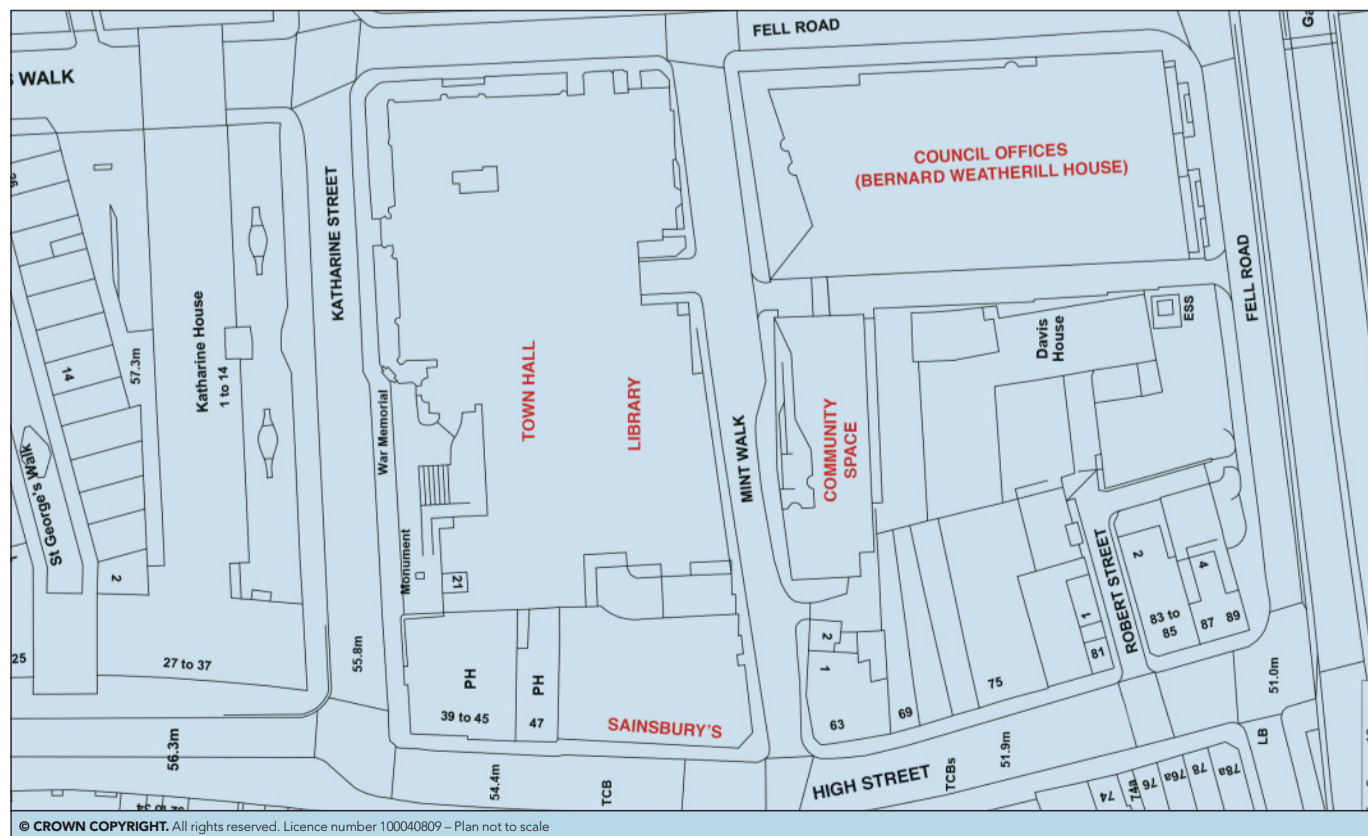
* Area specified on lease plan

TENANCY

The property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Ltd (having over 1,203 supermarkets and convenience stores) (T/O for Y/E 16/03/2013 £23.29bn, Pre-Tax Profit £616m and Net Worth £4.51bn)** for a term of 15 years from 24th July 2012 at a current rent of **£55,668 per annum** exclusive.

Rent Reviews linked to RPI in 2017 (subject to a minimum increase to £58,507.62) and 2022.

Tenant's Break July 2022



VENDOR'S SOLICITORS

Fox Williams LLP - Tel: 020 7628 2000
Ref: Ms Elizabeth Ruff - Email: eruff@foxwilliams.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts