

## SITUATION

Located at the junction with Thirsk Road being just a short walk from the High Street (B266) whereby a host of both multiple and local shopping facilities can be found. Crystal Palace Football Stadium (undergoing a massive refurbishment – see Note 2) is approx. 1/4 mile distant located further down Whitehorse Lane and Thornton Heath Railway Station is within easy reach.

South Norwood lies approx. 10 miles south-east of central London.

## **PROPERTY**

Forming part of a 2 storey parade comprising **5 Ground Floor Shops** and **6 Flats** arranged as follows:

- No. 21: Ground Floor Shop with internal access to a Flat on the first floor.
- No. 23: Ground Floor Shop with internal access to a 3 Bed Flat on part ground and first floor level.
- No. 25: Ground Floor Shop with separate rear access to 2 Self-Contained Flats (Flat 25a on ground floor & Flat 25b on first floor). There is also a rear detached single storey brick store.
- Nos. 27/29: Ground Floor Corner Double Shop and rear Garage/ Workshop with a roller shutter door providing vehicular access from Thirsk Road. There is separate side access to 2 Flats (1 Self-Contained) on the first floor.

Each unit benefits from use of the front forecourt (9ft deep) and a shared rear alleyway providing access to the flats.

VAT is NOT applicable to this Lot FREEHOLD

Note 1: Plans (available on request) have been prepared for the following:

**Development 1:** Ground Floor: Supermarket (3,368 sq ft)

First Floor: 5 × 1 bedroom flats (each 538 sq ft)

Second Floor: 5 × 1 bedroom flats

(each 445 sq ft)

Third Floor: 5 × 1 bedroom flats

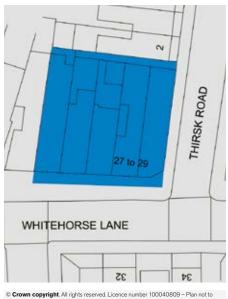
(each 445 sq ft)



Development 2: Entirely residential with four floors totalling 20 flats.

Note 2: Development at Crystal Palace FC is for an additional 8,225 spectators and additional floor place internally. In addition, there will be the reorganisation of the club and supermarket car park and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane as well as the creation of accessible seating within the Whitehorse Lane Stand. This should therefore improve the area considerably.





## **TENANCIES & ACCOMMODATION**

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Shop & Flat)	Ground Floor Shop Gross Frontage First Floor Flat Not Inspected Plus timber store build	18'0" lings to the rear.	W. Champion (Bed Shop)	5 years from 1st June 2007	£14,000	Law Society Lease (Tenant to maintain and paint internally and externally every 5 years). Holding over.
No. 23 (Shop & Flat)	Ground Floor Shop Gross Frontage Internal Width Shop & Built Depth WC Part Ground & First Flo 3 Bedrooms, Kitchen/Lin Conservatory, Bathroom/ Plus Rear Store	ving Room,	B. M, V. M. & A. P. Patel (Newsagent / Convenience Store)	20 years from 25th March 1987	£9,500	FRI Holding over.
No. 25 (Shop & 2 Flats)	Ground Floor Shop Gross Frontage Internal Width Shop Depth narrowing at rear WC 2 Flats – Ground & Firs Not Inspected Plus Rear Store	16'4" 15'2" 26'3" st Floor 15 × 8	A. Hussain (Hair Salon)	15 years from 29th September 2001	£11,000	FRI Holding over. Rent Review 2016 (Not actioned)
No. 27/27a (Shop & Flat)	Ground Floor Shop Gross Frontage Internal Width Shop Depth WC & ext. WC (Disused) First Floor Flat (No. 27a 2 Rooms, Kitchen, Bathro	a)	P. L. Longford & A.R. Carruthers (Barbers & Tyre Depot)	20 years from 29th September 1992	£22,500	FRI Holding over.  Note 3: No 29 is sublet as a Barber shop at £6,000 p.a. inclusive.
No. 29/29a (Shop, Tyre Depot & Flat)	Ground Floor Shop Internal Width Shop Depth Built Depth Rear Tyre Depot Area Approx. First Floor Flat (No. 29a 2 Rooms, Kitchen, Bathroom/WC (not self-	•				Note 4: Flat 27a is currently undergoing a refurbishment.  Note 5: Flat 29a is sublet to a Regulated Tenant at a rental of £3,950.88 p.a. exclusive.

Total: £57,000

## **Vendor's Solicitors**

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