



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. ¼ 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)

Artist's impression of Development 1



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.



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TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|--|--------------------------------------|-----------------------|--|
| No. 21 (Shop & Flat) | Ground Floor Shop Gross Frontage 18'0" First Floor Flat Not Inspected Plus timber store buildings 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 16'0" Internal Width 15'10" Shop & Built Depth 26'5" WC Part Ground & First Floor Flat 3 Bedrooms, Kitchen/Living Room, Conservatory, Bathroom/WC Plus Rear Store | 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 16'4" Internal Width 15'2" Shop Depth 26'3" narrowing at rear WC 2 Flats – Ground & First Floor Not Inspected Plus Rear Store 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 33'0" (incl. No. 29) Internal Width 15'1" Shop Depth 26'3" WC & ext. WC (Disused) First Floor Flat (No. 27a) 2 Rooms, Kitchen, Bathroom/WC | 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 15'3" Shop Depth 12'6" Built Depth 28'3" Rear Tyre Depot Area Approx. 872 sq ft First Floor Flat (No. 29a) 2 Rooms, Kitchen, Bathroom/WC (not self-contained) | | | | 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 | |

£57,000 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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