

# Lot 6

60 Godstone Road &  
1A Station Approach, Hayes Lane,  
Kenley, Surrey CR8 5AA

**\*Guide: £525,000+**  
In the same ownership for over 26 years.  
Approx. 13 years unexpired to  
Co-operative Group Food (with Break in 2034).



## SITUATION

Occupying a prominent corner position on the main Godstone Road (A22) at the junction with Hayes Lane, amongst a host of independent retailers all serving the surrounding suburb of Kenley.

The A22 provides a direct road link between Purley and the M25 (Junction 6) and Kenley Station (Southern) is located just a few yards behind the property.

Kenley is situated approx. 13 miles south of Central London and approx. 3 miles south of Croydon.

## PROPERTY

Forming part of a substantial purpose-built block comprising a **Ground Floor Convenience Store** with a **Front Car Park for 5 cars**. In addition, the property includes a **Ground Floor Shop** at 1a Station Approach, Hayes Lane.

## ACCOMMODATION

### Ground Floor Convenience Store

Gross Frontage	54'6"
Internal Width	51'6"
narrowing at rear to	21'8"
Shop Depth	47'5"
Built Depth	62'10"
Area	Approx. 2,500 sq ft
WC	

### Ground Floor Shop (1a Station Approach)

Gross Frontage	12'0"
Internal Width	10'11"
Shop Depth	27'11"
Built Depth	34'11"
WC	

VAT is applicable to this Lot

## TENURE

**Leasehold for a term of 125 years from 1st March 1999 (thus having approx. 98 years unexpired) at a fixed ground rent of £0.05p per annum.**

## TENANCY

The property is let on a full repairing and insuring lease to **Co-operative Group Food Limited t/a Kenley's Co-op (T/O for Y/E 04/01/2025 £8.5bn, Pre-Tax Profit £257m and Shareholders' Funds £1.58bn)** for a term of 40 years (by way of a reversionary lease) from 1st March 1999 at a current rent of **£42,000 per annum exclusive (rent agreed in 2024) rising to £44,000 per annum in 2029.**

## Rent Review and Tenant's Break 2034

**Note 1: The Co-operative Group Food Limited sublet the Shop at 1a Station Approach to a hairdresser.**

**Note 2: The property is also known as 58 Godstone Road, Kenley, Surrey.**

**Note 3: There is a 6 week completion.**

**£42,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Gordons LLP  
Tel: 0333 987 5500 Ref: Brogan Ward  
Email: brogan.ward@gordonsllp.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

