



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. Selhurst Park (Crystal Palace Football Stadium – [see Note 1](#)) is approx. ¼ mile distant located further down Whitehorse Lane and Thornton Heath Railway Station is within easy reach.

Thornton Heath lies approx. 10 miles south-east of central London.

PROPERTY

An end of terraced property comprising **2 Ground Floor Shops**, a **Rear Tyre Depot** accessed via Thirsk Road and **4 Bedsits** on first floor level of both properties (previously 2 flats) accessed via a side entrance on Thirsk Road.

In addition, the property includes a front forecourt (9'0" Deep).

ACCOMMODATION

No. 27 – Ground Floor Shop

Gross Frontage	16'0"
Internal Width	15'1"
Shop Depth	26'3"

No. 29 – Ground Floor Shop

Internal Width	15'3"
Shop Depth	12'6"

Rear Tyre Depot

Area Approx. 1,022 sq ft¹

First Floor

4 Bedsits - Not inspected - Area Approx. 1,029 sq ft¹

¹Area provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

£37,500 per annum

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Vendor's Solicitors

Howard Kennedy LLP

Tel: 020 3755 6000 Ref: Martin Philips

Email: martin.philips@howardkennedy.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Thirsk Road Frontage



TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. R. Carruthers** (who occupies the Tyre Depot) for a term of 10 years from 2nd June 2019 ([Renewal of a previous lease - in occupation since 1992](#)) at a current rent of **£37,500 per annum** exclusive ([see Notes 2 and 3](#)).

Rent Review June 2024

Tenant's Breaks June 2024 and June 2027

Landlord's Rolling Break from October 2025 (on 6 months' notice) only for rebuild, refurbishment or reconstruction.

Note 1: Selhurst Park is set to undergo significant development which will see the Stadium's capacity increase from 26,000 to 34,000. This development will see changes made to the Holmesdale Road Stand as well as the Whitehorse Lane Stand. As well as increasing the already immense footfall the area experiences on a match-day, this development should improve the area considerably.

Note 2: We understand that the tenant sublets the front part of No.27 rent free to a family member as a Vape Shop and the front part of No.29 to a Barbers at £7,200 p.a. inclusive of rates and utilities.

Note 3: The tenant sublets two bedsits to staff rent free, 1 bedsit at £4,800 p.a. and 1 bedsit is let to a Regulated Tenant at £3,950.88.

Note 4: Nos. 21, 23 & 25 Whitehorse Lane are also being offered for sale in this auction – see Lots 7, 8 & 9.

