# 27/29 Whitehorse Lane, Thornton Heath, London SE25 6RD

\*Guide: £600,000

In same family ownership for 50 years 6 week completion



### 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"

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

**Rear Tyre Depot** 

Area Approx. 1,022 sq ft<sup>1</sup>

First Floor

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

<sup>1</sup>Area provided by Vendor.

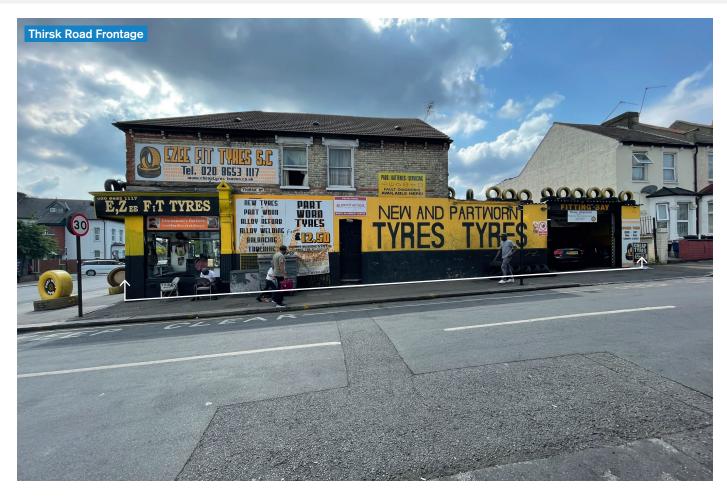
VAT is NOT applicable to this Lot

**FREEHOLD** 

£37,500 per annum

**Vendor's Solicitors** Howard Kennedy LLP

Tel: 020 3755 6000 Ref: Martin Philips
Email: martin.philips@howardkennedy.com



### **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.

