



SITUATION

Located close to 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

A mid terraced building comprising a **Ground Floor Shop** with internal and separate rear access to a **2 Bed Flat** at rear ground and first floor levels.

The property includes a front forecourt (9'0" Deep), a rear yard and a shared rear alleyway providing access to the flat.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	15'10"
Shop & Built Depth	26'5"
WC	

Rear Ground & First Floor Flat

Rear Ground:

Kitchen

First Floor:

2 Bedrooms, Living Room, Bathroom/WC

VAT is NOT applicable to this lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr V.K. Patel as a Newsagent / Convenience Store** for a term of 10 years from 2nd June 2019 (**in occupation since June 1987**) at a current rent of **£18,000 per annum** exclusive.

Rent Review and Tenant's Break August 2024

Landlord's Rolling Break from 2nd June 2025 (on 6 months' notice) 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: Nos. 21, 25 & 27/29 Whitehorse Lane are also being offered for sale in this auction – see Lots 7, 9 & 10.

£18,000 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'**

