



### 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** together with a separate **Self-Contained Studio Flat** to the rear of the ground floor and a **Self-Contained Flat** on first and second floor levels, both with separate rear access.

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

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	16'4"
Internal Width	15'2"
Shop Depth	26'3"
WC	

#### Ground Floor Studio Flat

Studio Flat

#### First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **Ms S.F. Hussain** for a term of 10 years from 2nd September 2019 at a current rent of **£19,500 per annum** exclusive ([see Note 2](#))

**Rent Review and Tenant's Break September 2024**

**Landlord's Rolling Break from September 2023 (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 sub-lets the shop to a Hair and Beauty Salon at £10,200 p.a. as well as subletting the ground floor studio flat at £9,600 p.a. and the first and second floor flat at £15,900 p.a. - all exclusive, but inclusive of electric, gas and water.**

**Note 3: Nos. 21, 23 & 27/29 Whitehorse Lane are also being offered for sale in this auction – see Lots 7, 8 & 10.**

# £19,500

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'**

