

lot 39

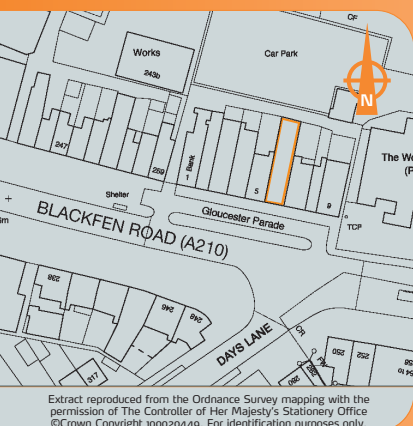
6 Gloucester Parade, Blackfen, Sidcup  
Greater London DA15 8PS

Rent  
£17,200  
per annum  
exclusive

Freehold Retail Investment

- Entirely let to Coral Racing Ltd until 2020 (subject to option)
- Popular South-East London suburb

- Nearby occupiers include Lloyds TSB Bank, Barclays Bank and Betfred
- Six Week Completion Available



Location

Miles: 11 miles south-east of Central London  
Roads: M25, A2  
Rail: Falconwood Railway Station, Welling Railway Station  
Air: London City Airport, London Gatwick

Situation

The property is situated in the centre of Gloucester Parade on the north side of the busy Blackfen Road (A210) close to its junction with Westwood Lane and Wellington Avenue. Nearby occupiers include Lloyds TSB Bank, Betfred and Barclays Bank.

Description

The property comprises a ground floor retail unit and a 5 room maisonette on the first and second floors. The maisonette is accessed from the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Note

Corals have been in occupation of this unit for 15 years (since 1996) and they intend to renovate the unit and establish a gaming machines operation in this unit.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Net Frontage	5.13 m (16' 10")	CORAL RACING LIMITED (1)	10 years from 25/12/2010 on a full repairing and insuring lease (1)	£17,200	25/12/2015
	Shop Depth	17.88 m (58' 8")				
	Retail	108.16 sq m (1,164 sq ft)				
First and Second	Residential Maisonette	Not Measured (Five Rooms)				
<b>Total Commercial Floor Area</b>		<b>987.42 sq m (9,173 sq ft)</b>			<b>£17,200</b>	

(1) Coral Racing Limited are part of the Gala Coral Group. The Group focuses on high volume and low stake gambling. It operates over 2000 betting shops in the UK and Italy, 142 bingo clubs, 27 casinos, 2 greyhound stadia, a UK telephone betting business and a thriving online gambling business. (Source: www.Galacoral.co.uk).  
(2) The lease provides for a tenant option to determine the lease on the 5th anniversary of the term on serving 6 months' notice.

For further details please contact:

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