SE9 6BZ





SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

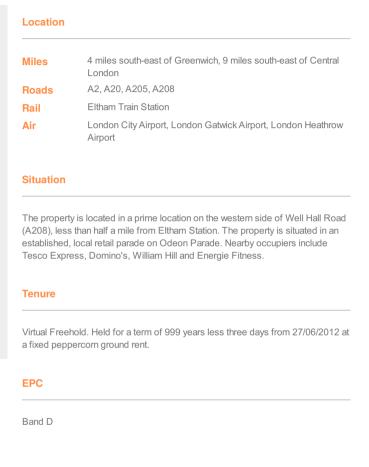


Property Information

Virtual Freehold Retail/Take-away Investment Let to Papa John's (GB) Limited Lease expires November 2034 (subject to option) Established local retail parade Prominent location just off Well Hall Road (A208) Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness Lot Auction 1 13th July 2023 Rent £17,000 per Annum Exclusive Available

Auction Venue

Live Streamed Auction



Description	
The property comprise	es a take-away arranged on the ground floor only.
VAT	
/AT is applicable to thi	is lot.
Completion Period	

DISCLAIMER

Sector

High Street Retail

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Take-Away/Ancillary	82.97	(893)	PAPA JOHN'S (GB) LIMITED (2)	15 years from 26/11/2019 (3)	£17,000	26/11/2024 and 26/11/2029
Total		82.97	(893)			£17,000	

⁽¹⁾ Areas provided by VOA (www.gov.uk/find-business-rates)

⁽²⁾ For the year ending 26th December 2021, Papa John's (GB) Limited reported a turnover of £102,339,000, a pre-tax profit of £8,103,000 and a net worth of £30,356,000 (www.northrow.com)

⁽³⁾ The lease is subject to a tenant only option to determine on 26/11/2029.

SE9 6BZ





SE9 6BZ





SE9 6BZ





SE9 6BZ





SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk

Seller's Solicitors

Peter Brown & Co Solicitors LLP 19 Station Rd New Barnet EN5 1QJ

Frances Merifield
020 8447 3277
fran@peterbrown-solicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020

Virtual Freehold Retail/Take-away Investment

www.acuitus.co.uk