

**Lot 1, Papa John's, 3 Odeon Parade, Eltham, London,  
SE9 6BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## 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

1

#### Auction

13th July 2023

#### Rent

£17,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles south-east of Greenwich, 9 miles south-east of Central London

#### Roads

A2, A20, A205, A208

#### Rail

Eltham Train Station

#### Air

London City Airport, London Gatwick Airport, London Heathrow Airport

### Situation

The property is located in a prime location on the western side of Well Hall Road (A208), less than half a mile from Eltham Station. The property is situated in an established, local retail parade on Odeon Parade. Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness.

### Tenure

Virtual Freehold. Held for a term of 999 years less three days from 27/06/2012 at a fixed peppercorn ground rent.

### EPC

Band D

### Description

The property comprises a take-away arranged on the ground floor only.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## 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
<b>Total</b>		<b>82.97</b>	<b>(893)</b>			<b>£17,000</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://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](http://www.northrow.com))

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

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## Contacts

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