

Lot 31, 103 Church Street, Croydon, London,

CR0 1RN

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Comprising retail unit with residential accommodation on the upper floors
- Retail Unit let on a new 15 year lease until September 2038 t/a Reeves Corner
- Residential accommodation providing 5 rooms
- Busy Croydon location
- Close proximity to Centrale Shopping Centre and Whitgift Centre

Lot

31

Auction

21st September 2023

Rent

£67,800 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

On Behalf of Receivers

Location

Miles

9 miles south of the City of London

Roads

A236, A232, A23

Rail

West Croydon Railway Station, East Croydon Railway Station (London Bridge in 14 minutes)

Air

London Heathrow Airport, London Gatwick Airport

Situation

The property is located in the popular and busy south east London suburb of Croydon on the southern side of Church Street at its junction with Drummond Road. The property is well situated with several tram stops in the vicinity as well as the Centrale Shopping Centre and the Whitgift Centre.

Tenure

Freehold.

Description

The property comprises a retail unit on the ground floor and basement together with residential accommodation on the upper two floors. The residential accommodation is accessed from the rear of the property.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	37.07 32.70	(399) (351)	INDIVIDUAL t/a Reeves Corner	15 years from 27/03/2023	£22,800	27/03/2026 27/03/2029 27/03/2031 27/03/2034 27/03/2037
First Second	Residential Residential	5 rooms		INDIVIDUAL	1 year from 01/06/2023	£45,000	
Total Approximate Commercial Floor Area		69.77	(750)			£67,800	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.va.gov.uk).

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September 2020