

# 145-147 Croydon Road, Beckenham Greater London BR3 3RB

lot 17

Freehold Retail, Restaurant, Office and Residential Investment

- Popular London suburb
- Busy and attractive neighbourhood parade

- In the same ownership for 25 years
- Six Week Completion Period Available

Rent  
**£62,300**  
per annum  
exclusive



Dudley House

### Location

Miles: 3 miles north-east of Croydon  
2 miles west of Bromley  
8 miles south-east of Central London

Roads: A222, A232, A23, M25

Rail: Elmers End Rail, Birkbeck Rail, Clock House Rail

Air: London City Airport, London Gatwick Airport

### Situation

The popular London suburb of Beckenham, located in the London Borough of Bromley, lies some 8 miles south-east of Central London. The property is situated on a busy and attractive neighbourhood shopping parade with nearby occupiers including Spar convenience store, Ladbroke's, neighbourhood bakers, pharmacy and various other restaurants.

### Description

The property comprises two retail units on the ground floor, a self-contained, modern office building to the rear and three self-contained flats on the upper floors above the retail units.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
145	Ground	Restaurant	111.44 sq m (1,200 sq ft)	<b>MICHAEL PELOU on assignment (t/a Taste of Cyprus)</b>	20 years from 25/03/1996	£20,000	2014
147	Ground	Retail	44.99 sq m (484 sq ft)	<b>TRACY DERMOTT (t/a Dermott Optical) (1)</b>	10 year from 06/08/2009	£14,000	2014 and 2019
Dudley House	Ground First Second	Offices Offices Offices	69.70 sq m (750 sq ft) 90.50 sq m (974 sq ft) 44.25 sq m (476 sq ft)	<b>SANCTUARY HOUSING ASSOCIATION (2) (3)</b>	25 years from 25/03/1991	£28,000	(2016)
145/147	Upper	3 Residential Flats	Not Measured Not Measured	<b>A2 DOMINION HOMES LIMITED</b>	125 years from 25/03/1995	£300 (£100 per flat)	
<b>Totals</b>			<b>360.88 sq m (3,884 sq ft)</b>			<b>£62,300</b>	

(1) The lease is subject to a Schedule of Condition.

(2) For the year ending 31st March 2009, Sanctuary Housing Association reported a turnover of £340,400,000, pre-tax profit of £31,100,000 and a total net worth of £632,500,000. (Source: www.riskdisk.com 25/01/2012)

(3) As to the office accommodation, the tenant has sub-let the unit.

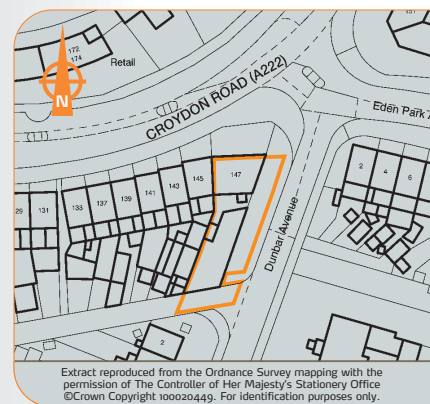
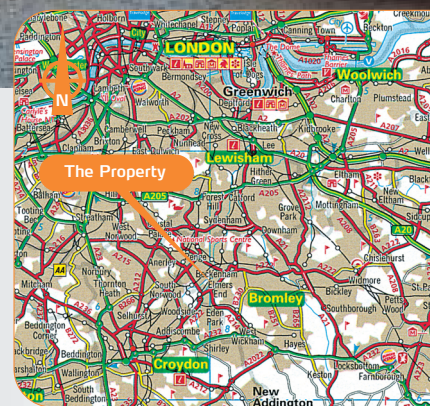
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