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## LONG LEASEHOLD INVESTMENT FOR SALE

### 20 Church Street, Croydon CR0 1FZ

Supermarket retail investment to let Abad Ltd at a rent of £60,000 pax  
2,702 sq ft (251 sq m) NIA

Offers in excess of £800,000, which reflects a Net Initial Yield of 7.11%

All enquiries to

0203 576 3331

[Assemblylycre.co.uk](http://Assemblylycre.co.uk)

**Assembly.**  
Commercial Real Estate

## Location

The property is located on the corner of Church Street and Frith Road, in Croydon's town centre. Church Street benefits from good passing trade due to its close position to Surrey Street, which is a market street that has been operating as a daily market dating back 700 years.

Nearby occupiers include: KFC, Savers, Iceland, Shoezone, PureGym, Holiday Inn, Forbidden Planet and McDonalds amongst others.

## Description

The shop is situated on the corner of Frith Road and Church Street, benefiting from a strong corner position with a good return frontage. Internally, the unit is predominantly open plan with high ceilings and is currently trading as a supermarket.

## Tenure

Circa 966 years sub long leasehold at a peppercorn ground rent.

## Tenancy

A 10 year lease from 17<sup>th</sup> July 2020 to Abad Ltd. There is currently an outstanding rent review from 2025 that can be implemented. The current rent is £60,000 pax, equating to a low value of £22.20 psf.

## Price

Offers in excess of £800,000 for the long leasehold interest, which represents a Net Initial Yield of 7.11% after deducting purchaser's costs.

It is also possible to acquire the saver's unit next door (18 Church Street), more information is available on request.

## VAT

The premises are elected for VAT.

## EPC

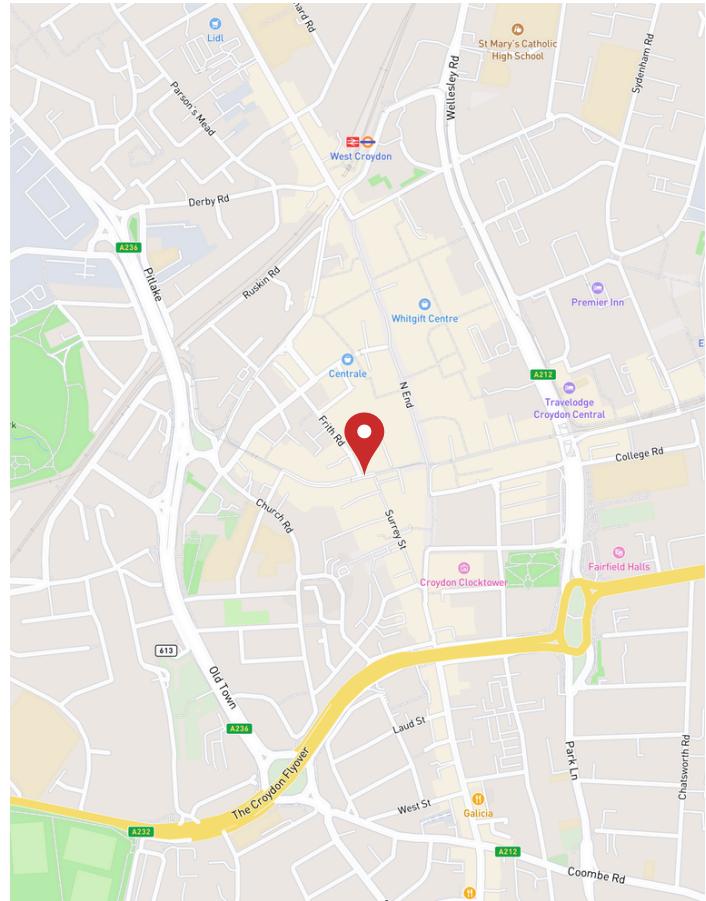
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## Legal Costs

Each party to cover their own legal costs.

## AML

In accordance with Anti Money Laundering regulations, any purchaser will have to provide proof of funds, along with confirmation of how funds were obtained and proof of ID and address.



## Contact us

### Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.