

A.



LONG LEASEHOLD INVESTMENT FOR SALE

18 Church Street, Croydon CR0 1FZ

Retail investment to let Savers Health and Beauty Limited at a rent of £80,000 pax
3,089 sq ft (286.9 sq m) NIA

Offers in the region of £1,050,000, which reflects a Net Initial Yield of 7.20%

All enquiries to

0203 576 3331

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 unit is arranged over ground floor only and benefits from good ceiling height.

Tenure

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

Tenancy

A 10 year lease from 14th January 2019 to Savers Health and Beauty Ltd at a passing rent of £80,000 pax. The rent review in 2024 was not implemented.

Tenant Covenant

Saver's Health and Beauty Limited (co no 02202838)

Year end December 2024

Turnover - £791,310,000

Pre tax profit - £69,328,000

Net Assets - £159,068,000

Price

Offers in excess of £1,050,000 for the long leasehold interest, which represents a Net Initial Yield of 7.20% after deducting purchaser's costs.

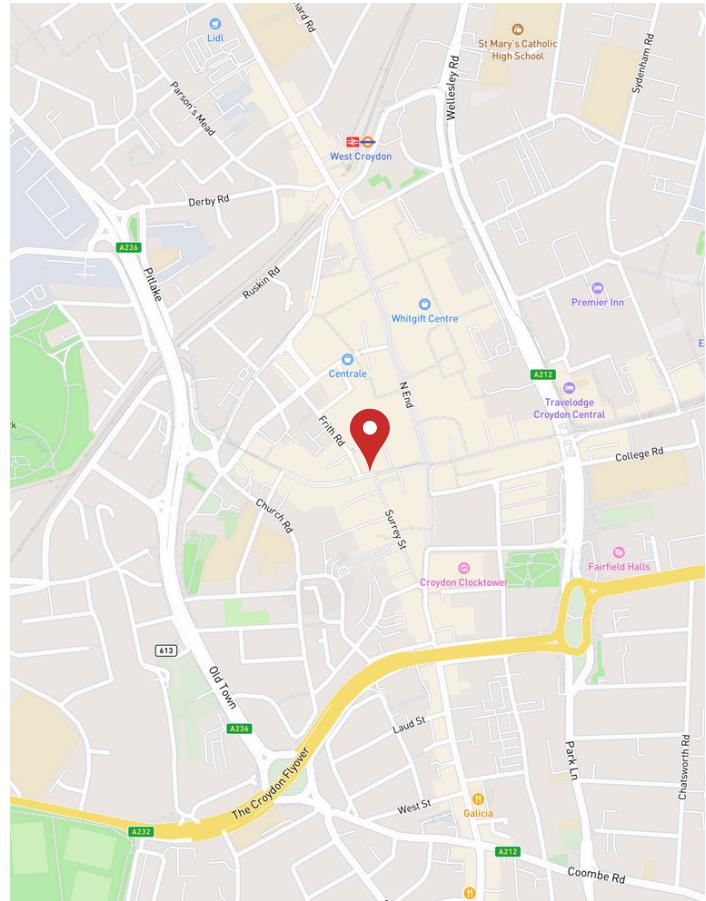
It is also possible to acquire the supermarket unit next door (20 Church Street), more information is available on request.

VAT

The premises are elected for VAT.

EPC

B-34.



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

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

Mobile 07533 348 479

jamie@assemblycre.co.uk

Kevin Neun

Mobile 07717 874 710

kevin@assemblycre.co.uk

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.