



**MAKING
PROPERTY
WORK**

SHW.CO.UK

FOR SALE

MEDICAL INVESTMENT OPPORTUNITY IN SOUTH LONDON
745 London Road, Thornton Heath, CR7 6AW

INVESTMENT SUMMARY

- Ground floor commercial unit within a mixed use development, held on 999 year lease.
- Prominent location on A23 Thornton Heath Pond Roundabout
- Let to a dental medical occupier with large fit out
- Occupational lease expires July 2049
- Rent: £40,000 per annum
- **OIEO £500,000 reflecting a net initial yield of 7.64%**

LOCATION

The property is located on London Road, Thornton Heath.

Thornton Heath Railway Station is 0.8 miles east of the property, providing services to East Croydon, Clapham Junction, London Victoria and London Bridge.

The property lies within the London Borough of Croydon.

DESCRIPTION

The property comprises a ground floor unit, extending to approximately 1,894 sq ft (176.45 sq m).

The unit forms part of a development comprising 20 residential apartments above.

Let as a shell and core and is currently being fitted out by the tenant at a cost of approximately £250,000.

The property benefits from three allocated parking spaces to the rear.

TENURE

The property is held by way of a 999 year long-leasehold interest at a peppercorn rent with no reviews.

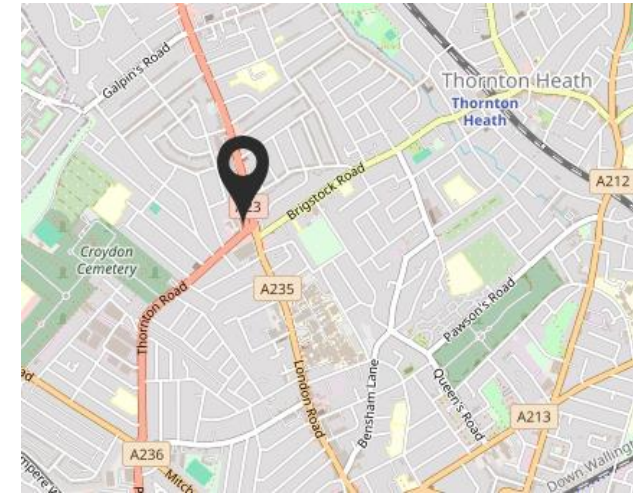
TENANCY

The Ground Floor Commercial Unit is let to UK Dentplus Limited (Company Number 12819629) on a 25 year lease to 08.07.2049

The lease is outside the 1954 Act and there are five yearly open market rent reviews.

1954 LTA	Outside the Act
Rent	Year 1: £14,250 per annum Year 2: £30,875 per annum Year 3: £40,000 per annum

The Service Charge and Insurance is recharged to the occupational tenant



VIEWINGS – 020 8662 2700

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Alex Thomson t: 07780 113 019

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PRICE

Offers in excess of £500,000. A purchase at this level, after normal purchaser's costs, will show a net initial yield of 7.64%.

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation investigation will be changed.

EPC

An EPC has been commissioned and will be available shortly.

DATA ROOM

To view the data room [Log In](#)

VIEWINGS

Viewings are strictly by prior appointment only, by contacting sole agents SHW.

COMMERCIAL UNIT LEASE PLAN



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