

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

**FREEHOLD GROUND RENT PORTFOLIO
 FOR SALE**



CROYDON PORTFOLIO

ALTITUDE 25 • THE EXCHANGE, SCARBOROUGH RD • BRIDGE HOUSE, SURREY ST

LOCATION:

Located in Central Croydon the portfolio comprises 3 separate freehold buildings developed in the early 2000's.

In total there are 377 apartments all of which are sold on long leases and offers will be considered for the portfolio or individual buildings.

CROYDON PORTFOLIO

ALTITUDE 25 • THE EXCHANGE, SCARBOROUGH RD • BRIDGE HOUSE, SURREY ST

PROPERTIES:

Altitude 25

Completed in 2006/7 this is one of Croydon's most prestigious buildings, being the first tower to have been developed in the town in recent years.

It comprises in total 236 apartments to include 66 shared ownership affordable flats held under a head lease by Amicus Horizon and 32 vacant parking spaces which are to be included within the sale.

All of the apartments have an FRI obligation through the building service charge been sold on 125 year leases.

The total annual ground rent income receivable is **£64,450 pa.**

The Exchange, Scarborough Road

Formerly a BT telephone exchange, this building which fronts Scarborough Road and the recently created Old Town Piazza, was converted and extended to provide 66 high quality private apartments on 1st to 7th floors with ancillary commercial space of circa 10,000 sq ft on the basement and ground floors.

All apartments have been sold on long leases of 125 years and are again effectively FRI through the building service charge.

The commercial accommodation is held on a peppercorn lease and also has FRI obligations.

The net annual income receivable is **£20,300 pa.**

Bridge House Surrey Street

Bridge House is located fronting Surrey Street and the Old Town Piazza and is a new building block of 75 apartments on 1st to 6th floors to include 30 shared ownership tenure affordable flats held under one head lease by Moat Housing and was again completed in the early 2000's.

The ground floor accommodation comprises circa 7,500 sq ft of retail space held on peppercorn head leases with FRI obligations through the service charge.

All apartments have been sold on 999 year term leases and the net annual ground rent income receivable is **£19,350 pa.**

VIEWING:

For further and more detailed information please contact the **sole agents:-**



GASCOIGNES - MAYFAIR

0207 409 5109

Geoff Sparrow

Mob: 07887 637376

geoff@gascoignes.com

GASCOIGNES - GUILDFORD

01483 538131

Andy Russell

Mob: 07956 618662

andy@gascoignes.com

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Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131 F: 01483 557549

Gascoignes • 34 South Molton Street • Mayfair • London W1K 5RG T: 0207 409 5109

w: www.gascoignes.com e: enquiries@gascoignes.com

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