

6 WEEK COMPLETION



SITUATION

Occupying a prominent main road trading position on the A212 Sydenham Road, opposite **The Hexagon**, close to the corner of Hazel Grove with **Lidl** and other local traders nearby.

Sydenham lies just east of Crystal Palace and south of Dulwich, approximately 9 miles from the City of London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** (with A2 Use) plus separate rear access to a **Self-Contained Maisonette** on First and Second Floors with rear garden and UPVC windows.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'9"
Net Frontage	13'10"
widening to	15'3"
Shop Depth	51'3"
Built Depth	60'6"
3 WC's	

First & Second Floor Maisonette

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Maisonette

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts