



5 WEEK COMPLETION

Rear View

SITUATION

Located close to the junction with Rotherfield Road, adjacent to **William Hill**, opposite the **Charles Cryer Theatre** and amongst such other multiples as **Bairstow eves**, **Sainsbury's Local**, **Oxfam**, **ATS Euromaster**, a **Post Office** and many more. Carshalton lies some 10 miles south of Central London and enjoys excellent road access via the A217 which links with the M25 (Junction 8).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear internal access to a **Self-Contained Maisonette** on the first and second floors with gas central heating (not tested). In addition, the property benefits from use of a rear service road which leads to a **Double Garage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"	Internal Width	18'5"
Shop Depth	24'8"	Built Depth	50'8"

WC

First and Second Floor Maisonette

4 Rooms, Kitchen, Bathroom/WC
(circa 1,400 sq ft)

Double Garage 18'9" x 15'3"

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Chipsmiths Ltd as a Take-Away** for a term of 20 years from 15th March 1994 at a current rent of **£19,500 per annum** exclusive



£19,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

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