



SITUATION

Occupying a prominent trading position fronting the 'Three Kings Pond and Piece' close to the junction with the A236 (Croydon Road) less than a mile from Croydon town centre.

PROPERTY

Part of an attractive property comprising a **Ground Floor Restaurant with Basement.**

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage 63'3"
Restaurant Width 56'0" (max)
Restaurant Depth 47'0" (max)
4 WC's
Area Approx 1,740 sq ft

Basement

Area Approx 760 sq ft

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to Chunhua Zou as a Chinese Restaurant for a term of 20 years from 25th July 2007 at a current rent of **£28,000 per annum** exclusive.

Rent Reviews 2012 and 5 yearly.

Tenant's Breaks 2017 and 2022.



£28,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** 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