



**SITUATION**

Located within this retail thoroughfare adjacent to **Oxfam** and amongst such multiples as **Age UK, Nationwide, Mann Countrywide, Santander, Ladbrokes, Lloyds TSB** and many more some 2 miles south of Croydon and 12 miles south of Central London.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors plus extra rear staircase. In addition, the property benefits from use of rear vehicular access to a **Rear Yard, Garage and 3 Car Spaces**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop Rear Yard & Garage	Gross Frontage 17'10" Internal Width 12'9" Shop Depth 32'2" Built Depth 61'6" WC Plus Rear Yard & Garage	T. Nadeem (Take-away)	10 years from 29th January 2004	£17,500	FRI
First Floor Flat	1 Room, Kitchen, Bathroom/WC	Individual	Holding Over	£4,939.92	AST
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	Holding Over	£5,199.96	AST
<b>TOTAL</b>				<b>£27,639.88</b>	



**£27,639.88 per annum**

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

**VENDOR'S SOLICITORS**  
Hamlins LLP - Tel: 020 7355 6000  
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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