



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position at the junction with London Road, close to such multiples as **Iceland, Barclays** and more.

Crayford is located some 14 miles south-east of Central London with excellent road access being within 2 miles of the M25 motorway.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.2 (Ground Floor Shop & First Floor Flat)	Ground Floor Shop Gross Frontage 32'5" Internal Width 28'7" narrowing at rear to 7'10" Built Depth 30'5" First Floor Flat Not Inspected	J G Harrison (LEAT) Ltd	85 ½ years from 25th March 1951	£200	FRI The Shop has been sublet to The Animal Protection Shop for a term expiring 11/1/2020 Valuable Reversion in approx. 24 years
No. 4 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 21'5" Internal Width 18'6" Shop Depth 34'0" Built Depth 39'0" WC Basement Area Approx 290 sq ft	Janice Lockwood (Photographic Studio)	99 years from 25th December 1937	£100	FRI Valuable Reversion in approx. 24 years

Note: Although the left hand part of the first floor of No.4 is included in the Freehold Title, we cannot confirm who it has been demised to.

PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TOTAL	£300 Plus Valuable Reversions
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£300 per annum Plus Valuable Reversions

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

WILLIAMSON & DACE **JOINT AUCTIONEERS**
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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