

6 WEEK COMPLETION



SITUATION

Located at the junction with Bandon Rise in this established parade amongst a variety of local businesses serving the surrounding local residential area. Wallington Rail Station is within close proximity.

Wallington lies approximately 2 ½ miles south-east of Croydon and 13 miles south of Central London.

PROPERTY

A corner building comprising a **Ground Floor Shop** with separate side access on Bandon Rise to a **Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'3" Return Window Frontage 12'7" Internal Width 15'7" narrowing at rear to 11'1" Shop Depth 27'11" WC	Nicci Holder (t/a 4urparty)	5 years from 1st September 2008 (See Note)	£7,200	Repairing and insuring Tenant's Break at any time on 3 months prior notice. Note: The Vendor has advised that the lessee has verbally expressed interest in taking a new lease.
First and Second Floor Maisonette	Not inspected	Individuals	99 years from 25th March 1986	£50 (Rising by £50 every 33 years)	FRI Valuable Reversion in approx 72 ¾ years.
TOTAL				£7,250	

£7,250 per annum
Plus Valuable Reversion

The Surveyors dealing with this property are
SOPHIE TAYLOR and **STEVEN GROSSMAN**



JOINT AUCTIONEERS

Acorn Commercial and Development,
2nd Floor 19-23 Masons Hill, Bromley, Kent,
BR2 9HD. Tel: 020 8315 5454. Ref: T. Castro Esq

VENDOR'S SOLICITORS

Amphlett Lissimore - Tel: 020 8768 6447
Ref: M. Graziani Esq - Email: m.graziani@amphlettlissimore.co.uk

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