

**6 WEEK COMPLETION**



**SITUATION**

In the main shopping location of this prosperous commuter town, with nearby multiples including **Waitrose, Boots, Caffè Nero, Lloyds TSB, Barclays, Yorkshire Building Society** and others.

Coulston lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

**PROPERTIES**

An unbroken parade comprising the following:

**Lot 15** - No. 149 is a **Dental Surgery** on Ground, Basement and two upper floors with rear parking for 2 cars.

**Lot 16** - No. 151 is a **Ground Floor Shop and Basement** with internal access to a **Self-Contained Flat** above.

**Lot 17** - No. 153 is a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** above.

**Lot 18** - No. 155 is a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Flat** above.

**Lot 19** - No.155A is a **Single Storey Refurbished Office Building** with drive-in access and private parking for 2 cars. (See Note)



**Note:** The lessee of No. 155A (Lot 19) operates his main business from Croydon with a fleet of around 200 mini-cabs.

**VAT is NOT payable in respect of these Lots**

**FREEHOLD**

The Surveyors dealing with these properties are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Goodman Derrick LLP - Tel: 020 7404 0606  
Ref: Ms Dagmara Selwyn-Kuczera - Email: dselwyn-kuczera@gdlaw.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 £350 (including VAT) per lot upon exchange of contracts

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**TENANCIES & ACCOMMODATION**

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 15</b> Reserve below <b>£300,000</b>	No. 149 (Ground, Basement, First and Second Floor Surgeries)	<b>Ground Floor Surgery</b> Gross Frontage 22'3" Internal Width 20'4" Shop Depth 32'2" Built Depth 46'2" Disabled WC <b>Basement Area</b> Approx 233 sq ft <b>First Floor Surgery</b> 4 Rooms Area Approx 368 sq ft <b>Second Floor Surgery</b> 4 Rooms plus WC Area Approx 332 sq ft	<b>Rodericks Ltd (Dental Surgery having 50 branches)</b>	15 years from 5th March 2010	<b>£19,000</b>	FRI <b>Rent Reviews 2015 &amp; 2020</b> <b>Tenant's Break 2017</b> It is understood the lessee spent circa <b>£150,000</b> when converting the building Includes Gas Central Heating
<b>Lot 16</b> Reserve below <b>£275,000</b>	No. 151 (Shop, Basement & Flat)	<b>Ground Floor Shop</b> Gross Frontage 17'3" Internal Width 15'6" Shop Depth 32'0" Built Depth 65'0" Rear Kitchen External WC <b>Basement Area</b> Approx 275 sq ft Shower/WC <b>First and Second Floor Flat</b> 3 Bedrooms, Kitchen, Lounge, Bathroom/WC	<b>M. Karagoz (Fish and Chips)</b>	10 years from 25th March 2006	<b>£17,000</b>	FRI Includes Gas Central Heating
<b>Lot 17</b> Reserve below <b>£250,000</b>	No. 153 (Shop, Basement & Flat)	<b>Ground Floor Shop</b> Gross Frontage 17'0" Internal Width 15'0" Shop Depth 25'0" Built Depth 30'3" incl. Kitchen and WC <b>Basement - Not Inspected</b> <b>First and Second Floor Flat</b> 2 Bedrooms, Kitchen, Lounge, Bathroom/WC	<b>A. Rasoul (Gents Hairdresser)</b>	10 years from 8th November 2011	<b>£15,000</b>	FRI <b>Rent Review 2016</b> <b>Tenant's Break 2013 &amp; 2016</b> Includes Gas Central Heating
<b>Lot 18</b> Reserve below <b>£275,000</b>	No. 155 (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'6" Internal Width 15'7" Shop Depth 28'0" External WC <b>Basement Area</b> Approx 178 sq ft Plus Kitchen <b>First and Second Floor Flat</b> 3 Bedrooms, Kitchen, Lounge, Bathroom/WC	<b>D. K. &amp; A. D. Patel (News/Conf/Tob)</b>	10 years from 1st January 2006	<b>£17,250</b>	FRI <b>Rent Review May 2013 (Landlord quoted £18,000 p.a.)</b> Includes Gas Central Heating
<b>Lot 19</b> Reserve below <b>£75,000</b>	No. 155A (Office)	Area WC Approx 480 sq ft	<b>S Wilkinson (Mini-cab - see Note)</b>	10 years from 7th October 2010	<b>£9,500</b>	FRI <b>Rent Review &amp; Tenant's Break 2015.</b> Includes Air Conditioning