

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Rickman Hill within this established parade including an **NHS Pharmacy** and **William Hill** all serving the surrounding residential area. Coulston is a popular Surrey town approximately 3 miles south of Purley and 4 miles north of the M25 (Junction 6).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **1 Bed Flat** at first floor level. In addition the property benefits from a **Rear Yard** and a **Large Garage** accessed via a rear service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'6"
Internal Width	16'10"
Shop Depth	29'7"
Built Depth	45'4"
Rear Store Area	Approx 85 sq ft
WC	

**Garage**

Area	Approx 275 sq ft
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**First Floor Flat**

2 Rooms, Kitchen, Bathroom/WC

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Sophia Antoniou as a Dry Cleaners** for a term of 9 years from 9th March 2007 at a current rent of **£8,600 per annum** exclusive.

**Rent Review March 2013 (Outstanding)**



**£8,600 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Vyman Solicitors - Tel: 020 8427 9080  
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.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) upon exchange of contracts