



SITUATION

Located in the town centre of Croydon enjoying good road links via the Croydon Flyover and the A326 and being approximately 11½ miles south of Central London.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate rear access to **Lower Ground Floor Storage** and separate front entrance to **Self-Contained First and Second Floor Offices**. In addition the property benefits from a rear private patio garden with a rear fire escape door on to the adjoining land.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'6"
Internal Width 14'6" widening to 16'6"
Shop Depth 38'0"
2 WCs

Lower Ground Floor

Area Approx 354 sq ft
(with disused internal stairs to shop)

First Floor (See Note 1) – 2 Offices, Kitchen

Second Floor (See Note 1) – 2 Offices, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

£75 per annum
Plus Valuable Reversion
in under 16 years

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

TENANCY

The entire property is let on a full repairing and insuring lease to **M Karadag** for a term of 99 years from 25th March 1930 **(thus having 16 years unexpired)** at a fixed ground rent of **£75 per annum** exclusive.

Valuable Reversion in under 16 years.

Note 1: The first and second floor offices were originally arranged as a 4 Room, Kitchen, Bathroom/WC flat.

Note 2: We understand the ground floor of the property is sublet to M. Satici until 25th February 2029 (with 4 yearly upward only rent reviews) as a café at a current rent of £12,500 per annum.

Note 3: At present the upper floors are sublet as offices to the adjoining owners (Stuart Edwards Fullermoon - Chartered Surveyors) with an existing opening from No.102 at second floor level for which they pay to the Freeholder of No. 100 £250 p.a. but they have terminated their sub-tenancy from September 2013.

Note 4: The owners of Nos. 102/104 have the benefit of a Licence dated 8th April 1987 permitting them to maintain a right of way until 17th December 1998 for emergency access only in the party boundary wall for which they are liable to pay the original licence fee of £25 p.a. This right of way still exists, but the Freeholder of No. 100 can now terminate this Licence at any time and require the Licensee to pay the costs of reinstating the wall.

VENDOR'S SOLICITORS
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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 £350 (including VAT) upon exchange of contracts