



6 WEEK COMPLETION

SITUATION

Located close to the junction with Sutton Common Road and amongst such multiples as a **Co-op, Barclays, Coral** and a variety of other local traders. The property benefits from good public transport via Morden Underground Station (Northern Line).

Sutton is located 11 miles south west of Central London and 5 miles to the east of Croydon.

PROPERTY

Forming part of a parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also benefits from a rear yard which is shared by the shop and the flat.

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 16'6" Internal Width 16'4" Built Depth 38'2" WC				VACANT
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 21st January 2014	£250	

Vacant Shop

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

VENDOR'S SOLICITORS
WGS Solicitors - Tel: 020 7723 1656
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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 £500 (including VAT) upon exchange of contracts