



SITUATION

Located close to the junction with Holland Road in this established parade in a busy main road location serving the surrounding residential population close to the entrance of South Norwood Country Park and approximately 500 metres from Norwood Junction Mainline Station.

PROPERTY

A terraced property comprising a Ground Floor Shop with separate access to **3 Self-Contained Flats** at ground, first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 9'7" Built Depth 45'7" WC	T. Solomoysi (Second Hand Goods)	5 years from 20th August 2014	£13,000	FRI
Ground Floor Flat	Bedroom, Reception/Kitchen, Bathroom/WC	VACANT VACANT VACANT			
First Floor Flat	2 Bedrooms, Reception/Kitchen, Bathroom/WC				
Second Floor Flat	2 Bedrooms, Reception/Kitchen, Shower Room/WC				

**TOTAL £13,000 plus
3 Vacant Flats**

**£13,000 p.a. Plus
3 Vacant Flats**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Lopian Wagner Solicitors – Tel: 0161 834 2324
Ref: L. Wagner Esq – Email: elopian@lopianwagner.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 £500 (including VAT) upon exchange of contracts