

6 WEEK COMPLETION



SITUATION

Located in this attractive residential street which lies under 250 metres from Carshalton High Street and Carshalton Mainline Station. Carshalton lies some 10 miles south of central London and enjoys excellent road access via the A217 which links with the M25 (Junction 8).

PROPERTY

A Rectangular Site upon which currently stands a Single Storey Workshop.

ACCOMMODATION

Site Area	Approx. 2,260 sq ft
Workshop Area	Approx. 300 sq ft

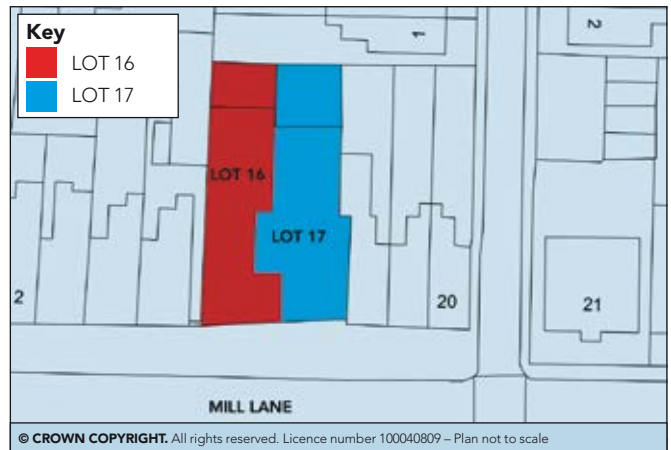
VAT is NOT payable in respect of this Lot

FREEHOLD

Potential Development Site

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

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



TENANCY

The entire property is occupied by **Southern Commutators & Engineering Services Limited** paying a current rent of **£2,900 per annum** exclusive.

No formal tenancy has been documented.

Note 1: The adjoining site at 17 Mill Lane is being offered in our catalogue as Lot 17.

Note 2: The Site may be suitable for development, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
Hunt and Coombs – Tel: 01832 273506
Ref: P. Appleton Esq – Email: paddy.appleton@hcsolicitors.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