



SITUATION

Located close to the junction with Plough Road in this mixed commercial and residential area, approx. 1 ½ miles of Croydon Town Centre and ½ mile of Waddon Mainline Station.

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 210 (Ground Floor Shop)	Gross Frontage 16'8" Internal Width 16'4" Built Depth 35'4"	William Hill (Betting Shop) (Having approx. 2,300 branches)	20 years from 25th December 2007	£8,500	FRI Rent Reviews 2017 & 2022 Note: William Hill also occupy the adjoining Shop (No.214) which intercommunicates with the subject property.
No. 212 (First & Second Floor Flat)	Not Inspected	Individual	99 years from 25th March 1979	£517.50	FRI Valuable Reversion in approx. 63 years
TOTAL				£9,017.50	

£9,017.50 per annum

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

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

VENDOR'S SOLICITORS
Sriharans – Tel: 020 8843 9974
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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