LOT 7

2–4 Crayford High Street, Crayford, Kent DA1 4HG

*Reserve below £50,000

6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position close at the junction with London Road which houses such multiples as **Iceland**, **Barclays** and more.

Crayford is located some 14 miles south-east of central London with excellent road access being within 2 miles of the M25 motorway.

PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.2 (Ground Floor Shop & First Floor Flat)	**Ground Floor Shop** (see Note 1) Gross Frontage 32'5" Internal Width 28'7" narrowing at rear to 7'10" Built Depth 30'5" **First Floor Flat** (see Note 2) Not Inspected by Barnett Ross – Believed to be a 2 Bed Flat	**J G Harrison (LEAT) Ltd**	85 ½ years from 25th March 1951	£200	FRI **Valuable Reversion in approx. 21¼ years.** **Note 1: The shop is currently under offer at £7,000 p.a. to a Nail Salon.** **Note 2: We understand a 2 Bed Flat in Crayford High Street with only a 62 year lease sold for £120,000 in Feb 2015.**
No. 4 (Ground Floor Shop & Basement)	Not inspected	**M. Maltby**	999 years from 24th June 2012	£50	FRI **Rent doubles every 25 years**
			TOTAL	**£250**	

Note 3: Although the left hand part of the first floor of No. 4 is included in the Freehold Title, we cannot confirm who it has been demised to.

£250 p.a. Plus Valuable Reversion

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
W H Matthews – Tel: 020 7251 4942
Ref: D. Bristow Esq – Email: davidbristow@whmatthews.com

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