



SITUATION

Located close to the junction with Portland Road in this well established parade, opposite the **Harris Academy**, and serving the surrounding residential population. Norwood Junction Main Line Station is within close proximity. South Norwood lies approximately 10 miles south-east of central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** on the first floor.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	16'6"
Area	Approx. 537 sq ft ¹
First Floor Ancillary Space	
2 Rooms Area	Approx. 281 sq ft ¹

¹Not inspected by Barnett Ross. Areas provided by Vendor.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



Vacant Shop & Upper Part

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.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