



SITUATION

Occupying a busy trading position opposite the junction with Hamlet Road within this well established shopping parade, near a **Tesco Express**, **Costcutter** and a **William Hill** as well as being just a short walk of the open spaces at **Crystal Palace Park**.

Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London, benefitting from good transport links via Crystal Palace Mainline Station being just a few hundred yards away.

PROPERTIES

Forming part of a mid-terrace building comprising **2 Ground Floor Shops**.

VAT is NOT payable in respect of these Lots

TENURE

Each leasehold for a term of 250 years from completion at a fixed ground rent of £100 p.a.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 38 *Reserve below £50,000	No. 55 (Ground Floor Shop)	Gross Frontage 15'4" Internal Width 14'6" Shop Depth 14'3" WC	H. Weliko (Bespoke Wigs/ Make-up Artist/ Hair Solutions)	From 21st October 2013 to 30th June 2018	£5,700	FRI (Law Society Lease) £1,350 Rent Deposit Held
Lot 39 *Reserve below £50,000	No. 57 (Ground Floor Shop)	Gross Frontage 15'3" Internal Width 14'3" Shop Depth 14'8" WC	B. M. Miraudali (Men's Barbers)	From 22nd September 2014 to 11th November 2022	£5,720	FRI (Law Society Lease) Rent Reviews 2017 & 2020

The Surveyors dealing with these properties are
JONATHAN ROSS and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
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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) per lot upon exchange of contracts