



### Situation

Forming part of this attractive local parade next door **The Co-operative Food**, close to the junction with Waverley Way in this popular residential area. Nearby occupiers include **Lloyds Pharmacy, Coral, Nisa Local, Belvoir Estate Agents** and a host of local traders.

Carshalton is a prosperous suburb situated 11 miles south of central London, benefiting from good transport links being only 7 miles from the M25 motorway (Junction 8).

### Property

A mid-terrace building comprising **2 Ground Floor Shops** with separate rear access via a service road to a **Self-Contained Flat** at first floor level which includes gas central heating and uPVC double glazing. The property includes a **Rear Yard** that has parking for 1 car and a timber framed **Rear Storage Area**.

**VAT is NOT applicable to this Lot**

**Freehold**

### Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 93 (Ground Floor Shop)	Gross Frontage 10'4" Internal Width 9'9" Shop Depth 17'0" Built Depth 48'2" External WC	<b>D. Draper t/a Beeches Eyecare (Opticians)</b>	10 years from 25th December 2002 <b>(in occupation since 1997)</b>	£5,000	FRI <b>Holding over.</b>
Nos. 93A/93B (Ground Floor Shop & First Floor Flat)	<b>No. 93B – Ground Floor Shop</b> Gross Frontage 9'7" Internal Width 9'0" Shop & Built Depth 29'11" External WC <b>No. 93A – First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 560 sq ft)	<b>J. Simpson t/a Pets World (Pet Shop and Pet Grooming Parlour)</b>	15 years from 25th March 2004	£6,850	FRI <b>Valuable Reversion in 2019</b>
				<b>Total: £11,850</b>	

**£11,850** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**



**Joint Auctioneers**  
Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Ms Katherine Dace  
Email: k.dace@wdbproperty.co.uk

**Vendor's Solicitors**  
Longmores Solicitors LLP  
Tel: 01992 300 333 Ref: S. Stewart  
Email: sjs@longmores-solicitors.co.uk

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page