



Situation

Forming part of this attractive local parade close to the junction with Waverley Way, in this popular residential area. Nearby occupiers include **The Co-operative Food, 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 a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. In addition the property benefits from a **Rear Yard** with space for 2 cars, accessed via a rear service road.

VAT is NOT applicable to this Lot



Freehold

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Ground Floor Shop)	Gross Frontage 20'1" Internal Width 19'2" Shop & Built Depth 30'1" External WC	J. Brown & P. Lever (Cromwells Estate Agents having 4 branches)	7 years from 29th September 2015 (in occupation since 2007)	£9,000	FRI
No. 95a (First Floor Flat)	Flat – Not Inspected plus Rear Yard	Individual	125 years and 10 days from 16th September 2003	Peppercorn	FRI
				Total: £9,000	

£9,000 per annum

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



Joint Auctioneers
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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