



### Situation

Located in a service road at the rear of a shopping parade with access from Waverley Way, in this popular residential area. 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 & Accommodation

Comprising **5 Lock-up Garages** together with an additional **Section of Land**.

**VAT is NOT applicable to this Lot**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

**Freehold**

### Tenancies

Property	Lessee	Term	Ann. Excl. Rental
Garage No. 1	Individual	Quarterly Agreement	£416
Garage No. 2	Individual	Quarterly Agreement	£520
Garage No. 3		<b>V A C A N T</b>	
Garage No. 4	Individual	Quarterly Agreement	£520
Garage No. 10	Individual	Quarterly Agreement	£520
Land		<b>V A C A N T</b>	
			<b>Total: £1,976 plus Vacant Garage &amp; Land</b>

## £1,976 p.a. plus Vacant Garage & Land



**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

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

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