



### Situation

Occupying a prominent trading position close to the junction with St Julian's Farm Road, opposite a **Kwik-Fit**, near **Rosebery's Fine Art Auctioneers**, **Big Yellow Self Storage**, **Emmaus** and a variety of established traders, just a short distance from West Norwood Railway Station.

West Norwood lies approximately 5 miles south-east of central London.

### Property

A mid terrace building comprising a **Ground Floor Café** with separate front access to **3 Self-Contained Flats** on rear ground, first and second floors. The café benefits from the use of a front outside seating area and a **Double Garage** at the rear.

**VAT is NOT applicable to this Lot**

**Freehold**

### Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Café	Gross Frontage Internal Width Shop Depth Built Depth WC	17'4" 16'1" 25'5" 32'2"	A. Adams (Frangipani Café)	15 years from 31st January 2018 <b>(Renewal of a previous lease – in occupation since 2011)</b>	£13,000	FRI <b>Rent Reviews 2023 &amp; 2028</b> <b>Tenant's Break 2028</b>
Rear Double Garage	Gross Frontage Built Depth	21'2" 15'6"	<b>V A C A N T</b>			
No. 96a (Rear Ground Floor Garden Flat)	Not Inspected	Individual	99 years from 25th December 1972	£100	FRI <b>Rent increases to £200 in 2038.</b> <b>Valuable Reversion in approx. 53½ years.</b>	
No. 96b (First Floor Flat)	Not Inspected	Individual	155 years from 25th December 1976	£50	FRI <b>Rent increases to £100 in 2026 &amp; £200 in 2051</b>	
No. 96c (Second Floor Flat)	Not Inspected	Individual	99 years from 25th December 1976	£25	FRI <b>Rent increases to £200 in 2042.</b> <b>Valuable Reversion in approx. 57½ years.</b>	
<b>Note: In accordance with s.5B of the Landlord &amp; Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.</b>				<b>Total: £13,175 plus Vacant Double Garage</b>		

# £13,175 per annum plus Vacant Double Garage

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

**Vendor's Solicitors**

Axiom Stone

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