



### SITUATION

Located in a prominent position on this busy retail thoroughfare, opposite the junction with Victoria Road, adjacent to **Caffè Nero** and amongst such multiples as **Santander, Boots, Barclays, Waitrose** and a host of local traders.

The street benefits from 60 minutes free parking for shoppers. Coulsdon is a popular Surrey town approx. 3 miles south of Purley and 4 miles north of the M25 (Junction 6).

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** on the first and second floors with gas central heating.

In addition, the property includes a **Rear Yard** with **parking for 2 cars**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	18'0"
Internal Width	15'6"
Shop Depth	45'0"

#### Basement

Area	Approx. 600 sq ft
WC	

#### First & Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 1,020 sq ft

### TENANCY

The entire property is let on a full repairing and insuring lease to **Coughlans Bakeries Ltd (having 20 branches)** for a term of 5 years from 25th March 2014 at a current rent of **£20,000 per annum** exclusive.

**Valuable Reversion in 2019.**

**Note: We understand the Flat is sub-let on an AST at £13,800 per annum.**

**£20,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

### Vendor's Solicitors

Macroy Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroyward.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