



### SITUATION

Occupying a busy trading position near the junction with Hamlet Road within this well established shopping parade near a **Tesco Express** and a variety of local traders as well as being just a short walk from the open spaces at Crystal Palace Park.

Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London, benefitting from good transport links via Crystal Palace Mainline Station being just a few hundred yards away.

### PROPERTY

Forming part of an end of terrace building comprising **2 Ground Floor Shops**. The Left Hand Shop was refurbished in 2017.

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 125 years from 24th June 2004 (thus having approx. 110 years unexpired) at a fixed ground rent of £200 p.a.**

### TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (Left Hand Shop)	Gross Frontage Internal Width Shop & Built Depth External WC	15'7" 14'10" (max) 18'3"	<b>Phillip Charles Estates Ltd</b> (Estate Agents)	9 years from 16th February 2018	£9,000 (see Note)	Limited repairing obligations - see lease. <b>Tenant's Break February 2021</b> <b>Note: Rent rises to £10,000p.a in 2021 and £10,500p.a in 2023.</b> <b>£1,500 Rent Deposit held.</b>
Ground Floor Shop (Right Hand Shop)	Gross Frontage Internal Width Shop & Built Depth	20'8" 17'5" (max - narrowing at rear) 18'9"	<b>Frozen Water (Richard Laleye)</b> (Ice Production)	2 years & 1 day from April 2014	£4,800	Limited repairing obligations - see lease. Holding over.
					<b>Total: £13,800</b> (see Note)	

# Net Rent £13,600 per annum

The Surveyors dealing with this property are  
**Elliott Greene and Joshua Platt**

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

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