



SITUATION

Located close to the junction with Saxon Road amongst a host of local traders all serving the surrounding residential area, less than 1/2 mile from Selhurst Rail Station and approx. 1 mile north-east of the town centre.

Croydon is a principal retail centre approx. 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A semi-detached building comprising a **Ground Floor Former Café (30 covers)** with separate side access to a **Self-Contained Flat** at first floor level. In addition, the property includes a **Rear Garden (with 2 ponds and a rear store)** that can be accessed from the shop and via a side gate.

The Café will include all fixtures and fitting such as:

- Tables & chairs
- Griddle
- Fryer
- Tea Boiler
- Stainless steel units
- Electric roller shutter

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage 15'4" Internal Width 15'2" (max) Shop Depth 23'10" Built Depth 52'0" WC				VACANT Note: There is potential to convert the café into residential use similar to other units in the parade, subject to obtaining the necessary consents.
First Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC	2 individuals	1 year from 1st September 2018 (in occupation for approx 9 years)	£8,760	AST
				Total: £8,760 plus Vacant Café	

Vendor's Solicitors

Ashworths
Tel: 0345 370 1000 Ref: James Simmonds
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£8,760 p.a. Plus Vacant Café

The Surveyors dealing with this property are **Elliott Greene and Steven Grossman**

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page