



SITUATION

Occupying a prominent trading position close at the junction with London Road which houses such multiples as **Iceland, Subway, Coral** and more.

Crayford is located some 14 miles south-east of central London with excellent road access being within 2 miles of the M25 motorway.

PROPERTY

A terraced building comprising **2 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.2 (Ground Floor Shop & First Floor Flat)	Ground Floor Shop (see Note 1) Gross Frontage 32'5" Internal Width 28'7" narrowing at rear to 7'10" Built Depth 30'5" First Floor Flat Not Inspected by Barnett Ross – Believed to be a 2 Bed Flat	J G Harrison (LEAT) Ltd	85½ years from 25th March 1951	£200	FRI Valuable Reversion in approx. 17¼ years. Note 1: We understand the shop is currently sublet to a Nail Salon at £7,000 p.a.
No. 4 (Ground Floor Shop & Basement)	Not inspected	M. Maltby	999 years from 24th June 2012	£50	FRI Rent doubles every 25 years.
				Total: £250	

Note 2: Although the left hand part of the first floor of No. 4 is included in the Freehold Title, we cannot confirm who it has been demised to.

£250 p.a. Plus Valuable Reversion

The Surveyors dealing with this property are **Steven Grossman** 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 £850 (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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