



SITUATION

Occupying a prominent corner position within this local shopping centre on the main Wickham Road, opposite a **Co-Op** and a number of established local traders all serving the surrounding residential area. Shirley lies approx. 2 miles east of Croydon town centre and just over 3 miles south-west of Bromley with good transport links via the M25 (Junction 6) to the south.

PROPERTY

An end of terrace building comprising a **Ground Floor Take-Away** with separate rear access to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes **2 Car Spaces** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage 19'11" Built Depth 27'0"	2 Individuals	999 years from December 2019	Peppercorn	FRI
First and Second Floors	2 Flats – Not inspected	Individual	250 years from 25th March 2018	£350	FRI Rent doubles every 25 years.

2 Rear Parking Spaces

VACANT

**Total: £350 plus
2 Vacant Car Spaces**

£350_{p.a.} Plus 2 Vacant Car Spaces

Vendor's Solicitors
Penman Sedgwick
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com

The Surveyors dealing with this property are
Steven Grossman and Zac Morrow

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