

**6 WEEK COMPLETION**



**SITUATION**

Located within this established parade close to the junction with Greenhill Avenue near a **Mercedes-Benz dealership** and less than a mile from Caterham Railway Station serving the surrounding residential area  
Caterham is located 6 miles south of Croydon and benefits from excellent road links via the M25 (Junction 6) and A22.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 369 (Ground Floor Shop)	Gross Frontage 19'7" Internal Width 17'11" Shop Depth 26'9" Built Depth 37'7" WC	<b>B Owen (Computer/ Console Repairs)</b>	10 years from 16th July 2012	£7,000	FRI <b>Rent Review &amp; Tenant's Break 2017</b>
No. 369A (First & Second Floor Flat)	Not Inspected	Individual	99 years from 18th March 1986	£50	FRI <b>Valuable Reversion in 72 ¼ years</b>
<b>TOTAL</b>				<b>£7,050</b>	

**£7,050 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Armstrong & Co - Tel: 020 8699 3477  
Ref: Ms Prumela Joachim - Email: pjoachim@armstrong-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts