



SITUATION

Located at the junction with Salcot Crescent, within this busy Shopping Centre, directly opposite **Calat New Addington Centre**, adjacent to a **Co-Op Funeral Care** and amongst multiples such as **Betfred, Post Office, 99p Stores, Iceland, Greggs** and **William Hill**.

New Addington is located some 4 miles south east of Croydon and 15 miles south of Central London.

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** above.

In addition, there is some side land and **gated rear parking space**. The property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	15'10"
Shop Depth	38'9"
Built Depth	43'9"
WC	

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC*

*Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Sritharan as a convenience store (Authorised Guarantee Agreement with Martin the Newsagents Ltd)** for a term of 10 years from 1st January 2004 at a current rent of **£13,750 per annum** exclusive.



£13,750 per annum

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

VENDOR'S SOLICITORS

Goodman Derrick - Tel: 020 7404 0606
Ref: A Barker Esq - Email: abarker@gdlaw.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 £350 (including VAT) upon exchange of contracts