



6 WEEK COMPLETION

SITUATION

Located within this busy Shopping Centre Opposite ample customer parking and amongst such multiples as **Lloyds Bank, Betfred, Post Office, 99p Stores, Iceland, Greggs, William Hill** and more, serving the surrounding residential population. New Addington is located some 4 miles south east of Croydon and 15 miles south of central London.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'8" Internal Width 16'10" Widening to 22'1" Shop Depth 38'6" Sales Area Approx 820 sq ft Basement Area Approx 680 sq ft WC	Sportswift Limited t/a Card Factory (Having over 700 branches) (T/O for Y/E 31/01/13 £285.96m, Pre-Tax Profit £66.1m and Net Worth £180.67m)	10 years from 15th November 2012	£35,000	FRI Rent Review 2017
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC (GIA) Approx 1,075 sq ft	VACANT			ERV £13,200 p.a.
Rear Land	Area Approx 3,700 sq ft	VACANT			The land may have development potential, subject to obtaining the necessary consents.

£35,000 p.a. Plus Vacant Flat & Land

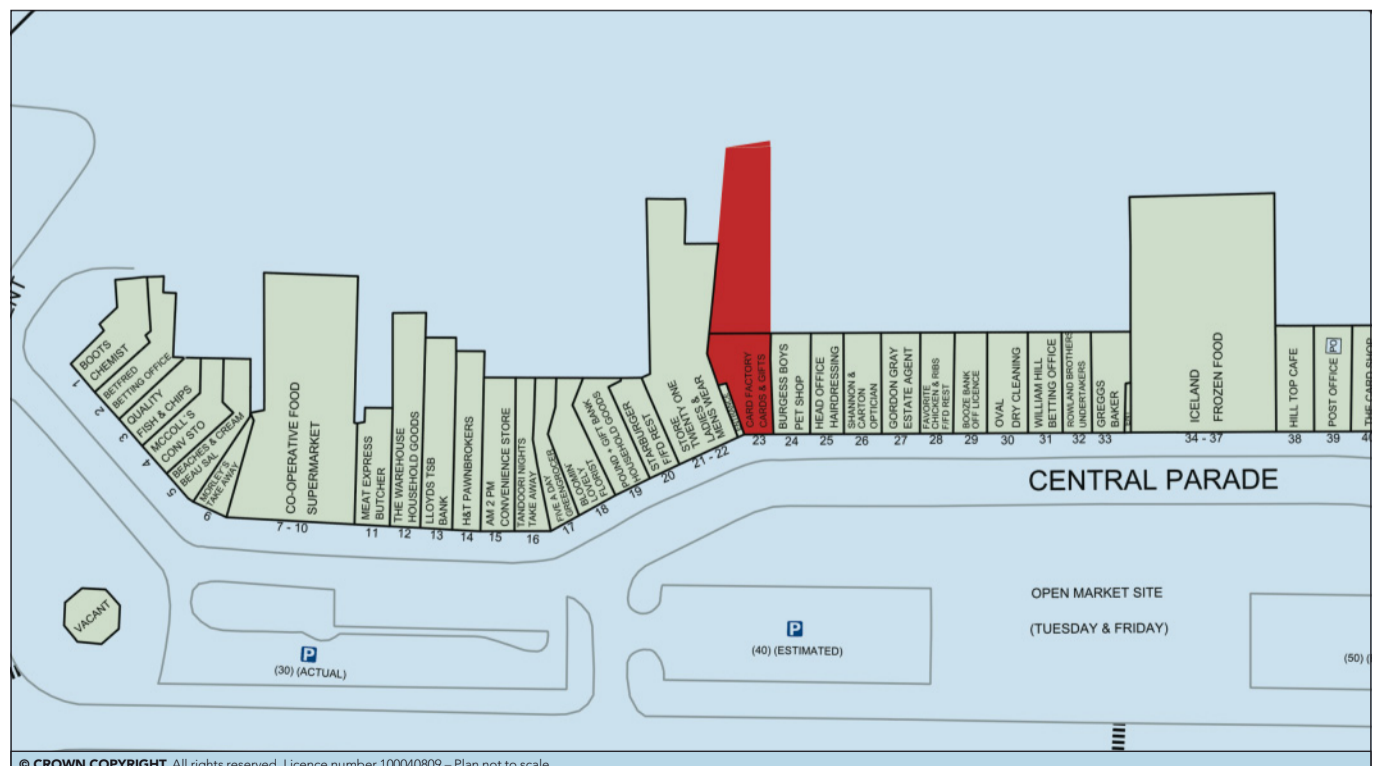
TOTAL	£35,000 plus Vacant Flat and Land
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The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**



View towards the Property

The Property



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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the auctioneers administration fee of £500 (including VAT) upon exchange of contracts