



SITUATION

Located at the junction with Oakfield Road in this prominent corner position, approximately 100 yards north of West Croydon Station, and amongst a number of multiple retailers including **Sainsbury's Local, Ladbrokes, Cash Converters, KFC and Greggs.**

Croydon is major commercial centre located approximately 12 miles south of central London and 9 miles north of the M25 (Junction 26) via the A22.

VAT is NOT applicable to this Lot

PROPERTY

An attractive corner building comprising a **Ground Floor Shop** with separate front access to **6 Self-Contained Flats** on the three upper floors.

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Ground Floor Shop ¹ Gross Frontage 28'0" Return Frontage 49'3" Internal Width 24'10" Shop Depth 49'9" 2 WCs	Niha Cuts and Beauty Ltd (Hair & Beauty Salon having 2 branches)	15 years from 11th July 2016 (see Note 2)	£35,000	FRI Rent Reviews 2021 and 2026. Tenant's Break 2021 Note 2: The tenant was previously trading in nearby Derby Road, Croydon for 9 years prior to taking this lease.
First, Second & Third Floors (6 Flats)	6 Flats – Not inspected	Various	Each 125 years from 24th June 2013	£1,500 (€250 per flat)	Each FRI Rents double every 21 years.
TOTAL				£36,500	

¹Not inspected by Barnett Ross. Measurements provided by Vendor.

£36,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



JOINT AUCTIONEERS
Metrus – Tel: 020 7079 3976
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VENDOR'S SOLICITORS
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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 an administration fee of £500 (including VAT) upon exchange of contracts