



**6 WEEK COMPLETION**

**SITUATION**

Situated on this local parade adjacent to **William Hill** and also housing **Londis** close to the junction with South Lodge Avenue, serving the surrounding residential area. Mitcham lies some 3 miles from Croydon and 7 miles south of Central London.

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

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop** with separate rear communal access to a **Self-contained Maisonette** above. The property includes a **Large Rear Extension used for Storage** and benefits from use of a rear service road for unloading.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'2" Net Frontage 17'5" Shop Depth 28'2" Built Depth 68'7" WC Rear Store Area Approx. 580 sq.ft	<b>N. Ahmed (Convenience Store &amp; Off Licence) (The tenant owns other businesses in the area)</b>	25 years from 31st December 2007	£15,000	FRI <b>Rent Reviews 2012</b> and 5 yearly
Maisonette	Not Inspected	Individual	162 years from September 1982	£150	FRI <b>Rent rising by £150 every 25 years.</b>
<b>TOTAL</b>				<b>£15,150</b>	

**£15,150 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **GREG CORIN**

**VENDOR'S SOLICITORS**

Sheridans, Whittington House, Alfred Place, London WC1E 7EA  
Tel: 020 7079 0100. Ref: Ms Jaymini Ghelani

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 £250 (including VAT) upon exchange of contracts