



SITUATION

On this busy road close to the junction with Colin Road, nearby such multiples as **Domino's, Co-operative Food, Magnet, Papa John's, TaxAssist Accountants** and a host of established traders and just a short walk to a **Waitrose** and Caterham Rail Station.

Caterham is located 6 miles south of Croydon and benefits from excellent road links via the M25 (Junction 6) and A22.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Take-Away with A5 Use**. In addition the property benefits from front forecourt parking for 2 cars.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	16'5"
Internal Width	14'9" (max)
Shop Depth	25'11"
Built Depth	37'10"
WC	

VAT is NOT applicable to this Lot

£7,000 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **ELLIOTT GREENE**

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

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to an **Individual trading as Mazzy's Grill** for a term of 20 years from 25th April 2012 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2017, 2022 and 2027



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