



**SITUATION**

Located in a prominent position on this busy retail thoroughfare, opposite the junction with Victoria Road, amongst such multiples as **Boots, Barclays, Caffè Nero, Santander, Waitrose**, a new **Aldi** and just 250 yards from Coulsdon Town Mainline Station. The street benefits from 30 minutes free parking for shoppers. Coulsdon is a popular Surrey town approximately 3 miles south of Purley and 4 miles north of the M25 (Junction 6).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Yard and Store** with **parking for 1 car** which is served via a rear service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 18'6"  
Internal Width 16'6"  
Shop Depth 33'0"  
WC

**Basement**

Area Approx. 180 sq ft plus WC

**First & Second Floor Flat**

3 Bedrooms, Living Room, Kitchen, Bathroom and sep. WC

**VAT is NOT applicable to this Lot**

**£23,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **T. R. Mitchell as a Dry Cleaners (established 1992)** for a term of 15 years from 25th December 2007 at a current rent of **£23,000 per annum** exclusive.

**Rent Review 2020**

**Note 1: There is potential to convert the upper part into 2 flats, subject to obtaining possession and the necessary consents.**

**Note 2: The rear yard could be enlarged to provide additional parking by demolishing the unused Store, subject to any necessary consents.**



**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