



SITUATION

In the main shopping location of this prosperous commuter town, adjacent to **Boots** and amongst other multiples including **Waitrose, Caffe Nero, Lloyds Bank, Yorkshire Building Society** and others, as well as being within close proximity to Coulsdon Town Rail Station. Coulsdon lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

PROPERTY

An attractive and substantial corner building providing a **Ground Floor Bank with Basement Strong Room** and internal access to an **Ancillary/Staff Room** on the first floor and separate rear access from Malcolm Road to a **Self-Contained Flat** on the second floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & First Floor	Ground Floor Bank Gross Frontage 34'11" Return Frontage 49'0" Internal Width 32'3" (reducing at rear) Bank Depth 30'7" Built Depth 44'9" First Floor Ancillary/Staff Room Area Approx 344 sq ft 2 Ladies WCs Basement Strong Room Area Approx 250 sq ft 1 Gents WC	Barclays Bank plc (T/O for Y/E 31/12/15 £32.4bn, Pre-Tax Profit £2.84bn and Shareholders' Funds £64.1bn)	20 years from and including 7th August 2007	£27,300	FRI (subject to a schedule of condition) Rent Review 2018 Tenant's Break 2022
Second Floor Flat	Not inspected	3 Individuals	125 years from 25th December 2004	Peppercorn	FRI by way of service charge
TOTAL				£27,300	

£27,300 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



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