

6 WEEK COMPLETION



SITUATION

Located close to the junction with Crayford Road in this retail parade, which includes a **Premier Convenience Store** and within 150 yards of **Tower Retail Park**, containing **McDonald's, Currys PC World, Boots, Next, Nando's** and many others.

The property lies approximately 300 yards from Crayford Station (40 minutes direct to London Charing Cross).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from the use of a service road providing access to the rear of the shop which is used as a workshop.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	16'11"
Shop Depth	28'10"
Built Depth	67'3"

WC

First Floor Flat

Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC

£7 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



View towards Crayford Road

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Messrs L.A. Barlow and I.L. Barlow as a Printers (in occupation)** for a term of 99 years from 24th June 1936 at a current rent of **£7 per annum** exclusive.

Valuable Reversion in approx. 17¼ years

VENDOR'S SOLICITORS

W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.com

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 £750 (including VAT) upon exchange of contracts