



SITUATION

Occupying a prominent corner position within this local shopping centre on the main Wickham Road, opposite a **Co-Op** and a number of established local traders all serving the surrounding residential area. Shirley lies approx. 2 miles east of Croydon town centre and just over 3 miles south-west of Bromley with good transport links via the M25 (Junction 6) to the south.

PROPERTY

A corner building comprising a **Ground Floor Shop** beautifully fitted as a vintage barber benefitting from side access to an enclosed yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'10"
Internal Width	18'9"
Shop Depth	26'8"
Built Depth	41'6"
Rear Kitchen	Approx. 100 sq ft
WC	
Yard	Approx. 75 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2017 at a peppercorn ground rent.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **R. Sarfraz & M. R. Hussaini as a Barbers** for a term of 15 years from 13th September 2017 (**see Note 1**) at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2022 and 2027

Note1: M. R. Hussaini has been working from the shop since 2013.

Note 2: £3,750 Rent Deposit held.



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 £750 (including VAT) upon exchange of contracts