

6 WEEK COMPLETION



SITUATION

Located close to the junction with Holmstead Way within this local shopping parade, opposite Milne Park, serving the surrounding residential area. New Addington is located some 4 miles south-east of Croydon and 15 miles south of central London with good road links via the M25 (Junction 6) to the south.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor. In addition, the property includes a **40' Rear Garden** which is accessed from the shop.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'5"
Internal Width	20'9"
Shop Depth	29'0"
Built Depth	45'3"
Sales Area	Approx. 600 sq ft
Kitchen, WC	

First Floor Flat

3 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC
(GIA of Flat Approx. 890 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited (having approx. 1,650 branches) (T/O for Y/E 27/11/16 £518m, Pre-Tax Profit £25.6m and Shareholders' Funds £160.3m)** for a term of 10 years from 1st February 2015 at a current rent of **£11,250 per annum** exclusive.

Rent Review February 2020

Tenant's Break January 2020

£11,250 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.

VENDOR'S SOLICITORS
Sherrards Solicitors – Tel: 01727 832 830
Ref: G. Lunnon – Email: gpl@sherrards.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