



6 WEEK COMPLETION

SITUATION

Occupying a busy trading position opposite the junction with Hamlet Road within this well established shopping parade near a **Tesco Express** and a variety of local traders as well as being just a short walk of the open spaces at **Crystal Palace Park**.

Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London, benefitting from good transport links via Crystal Palace Mainline Station being just a few hundred yards away.

PROPERTY

Forming part of a parade comprising a **Ground Floor Double Shop**.

VAT is NOT applicable to this Lot

Net Rent
£8,300 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	31'4"
Internal Width	27'11"
Shop & Built Depth	10'8"
WC	

TENURE

Leasehold for a term of 125 years from 25th December 2002 (thus having approx. 109 ½ years unexpired) at a current ground rent of £400 p.a. doubling every 25 years.

TENANCY

The property is let on a full repairing and insuring Law Society lease to **S. Tregear as a Vape Shop** for a term of 6 years from 20th February 2013 at a current rent of **£8,700 per annum** exclusive.

Note 1: The tenant did not exercise the 2016 Break Clause.

Note 2: £2,500 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