

6 WEEK COMPLETION



SITUATION

Located opposite the junction with Plough Lane in this mixed commercial and residential area, approx. 1 ½ miles of Croydon Town Centre and ½ mile of Waddon Mainline Station.

Croydon is a principal retail centre approximately 10 miles to the south of central London being adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition the property benefits from the use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 210 (Ground Floor Betting Shop)	Gross Frontage 16'8" Internal Width 16'4" Built Depth 35'4" WC	William Hill Organization Limited (Having approx. 2,300 branches)	20 years from 25th December 2007	£8,500	FRI Rent Reviews December 2017 (Outstanding - Landlord quoted £10,750 p.a.) and 2022 Note: William Hill also occupies the adjoining shop (No. 214) which intercommunicates with the subject property.
No. 212 (First & Second Floor Flat)	Not Inspected	Individual	99 years from 25th December 2016	£250	FRI Rent rises to £500 p.a. in 2036, £1,000 p.a. in 2056, £2,000 p.a. in 2076, £4,000 p.a. in 2096 & £8,000 p.a. in 2106.
TOTAL				£8,750	

£8,750 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