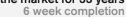
First time on the market for 33 years





## **SITUATION**

Located close to the junction with Saxon Road amongst a host of local traders all serving the surrounding residential area, less than  $\frac{1}{2}$  mile from Selhurst Rail Station and approx. 1 mile north-east of the town

Croydon is a principal retail centre approx. 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.

VAT is NOT applicable to this Lot

**FREEHOLD** 

#### **PROPERTY**

A semi-detached building comprising a Ground Floor Former Café (30 covers) with separate side access to a Self-Contained Flat at first floor level. In addition, the property includes a Rear Garden (with 2 ponds and a rear store) that can be accessed from the shop and via a side gate.

The Café will include all fixtures and fitting such as:

- Tables & chairs
- Griddle
- Fryer
- Tea Boiler
- Stainless steel units
- Electric roller shutter

### **TENANCIES & ACCOMMODATION**

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café	Gross Frontage Internal Width Shop Depth Built Depth WC	15'4" 15'2" (max) 23'10" 52'0"	VACANT  Note: There is potential to convert the café into residential use similar to other units in the parade, subject to obtaining the necessary consents.			
First Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC		2 individuals	1 year from 1st September 2018 (in occupation for approx 9 years)	£8,760	AST

Total: £8,760 plus Vacant Café

# £8,760 p.a. Plus Vacant Café

## Vendor's Solicitors

Ashworths

Tel: 0345 370 1000 Ref: James Simmonds Email: jsimmonds@ashworths.co.uk