



## SITUATION

Occupying a prominent position in this retail thoroughfare amongst such multiples as **Dominos, Barclays, Laura Ashley, Holland and Barrett, Tesco, Pizza Express** and a host of local traders. Purley lies 3 miles south of Croydon and 12 miles south of central London and benefits from good road links via the A22. Purley Railway Station (Southern and Thameslink) lies just 300 yards away.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floor levels. In addition, there is vehicular access via a rear service road with **Private Parking for 3 cars**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	20'3"
Internal Width	18'7"
Shop & Built Depth	80'0"
External WC & Disused WC	

### First and Second Floor Flat

5 Rooms, Kitchen, Bathroom, WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Mr and Mrs Hadavi-Sirizi t/a Carlton Fireplaces** for a term of 25 years from 16th September 2005 (by way of a reversionary lease) at a current rent of **£22,000 per annum** exclusive.

## Rent Reviews 2020 and 2025



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**£22,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Joshua Platt**

## Vendor's Solicitors

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page