



SITUATION

Located in this retail parade, opposite Croydon Police Centre, amongst a host of local traders and adjoining Wilford Road Recreation Ground. Croydon centre is less than a mile to the south. 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.

PROPERTY

A corner building comprising a **Ground Floor Shop** (originally a Fish and Chips, more recently a Takeaway) with separate side access to a **Self-Contained Flat** at ground and first floor levels. In addition, there is a rear pre-fabricated double garage now used for storage. There is gas central heating (not tested).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"		
Internal Width	15'3"		
Shop Depth	27'8"		
Prep Room	21'0"	×	15'0"
WC			
Rear Store	16'4"	×	15'3"

Ground & First Floor Flat

Ground Floor: Kitchen, Bathroom/WC
First Floor: 3 Rooms



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to add a second floor, subject to obtaining the necessary consents.

Note 2: The side parking area to Windmill Grove is not included in the Title, but has been used for parking for many years.

Vacant Shop and Flat

The Surveyors dealing with this property are
John Barnett and Zac Morrow

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**

Vendor's Solicitors

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