



SITUATION

Occupying a prominent corner position within this local shopping centre on the main Wickham Road, opposite a **Co-Op** and a number of established local traders all serving the surrounding residential area. Shirley lies approx. 2 miles east of Croydon town centre and just over 3 miles south-west of Bromley with good transport links via the M25 (Junction 6) to the south.

PROPERTY

A corner building comprising a **Ground Floor Take-Away** benefitting from rear access to a rear hard standing area that could provide parking for a small vehicle.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	19'11"
Internal Width	18'10"
narrowing at rear to	11'11"
Shop Depth	25'4"
Built Depth	27'0"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



Interior view

TENANCY

The property is let on an effectively full repairing and insuring lease to **Sweet Beans Limited as a Takeaway** for a term of 5 years from 12th April 2019 at a current rent of **£15,000 per annum** exclusive.

Note: There is a £7,500 Rent Deposit held.

£15,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Zac Morrow

Vendor's Solicitors

Penman Sedgwick LLP
Tel: 01923 225 212 Ref: Stephen Carew
Email: scarew@penmansedgwick.com

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**