



## SITUATION

Occupying a prominent position on the roundabout with Green Wrythe Lane in this established local shopping area known as Rosehill, amongst multiples such as **Boots, Southern Co-Op, Subway, Betfred, Best One off licence, Nisa Express** and a variety of independent traders, all serving the surrounding residential area midway between Carshalton and Mitcham.

Carshalton is situated some 9 miles south-west of Central London and 3 miles west of Croydon, with the M25 (Junctions 7 & 8) some 6 miles to the south.

## PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with a **Rear Storage Area** plus internal and separate rear access to a **Self-Contained Flat** at first and second floor level. There is a **Deep Rear Yard** with double gates which provide vehicular access for at least 4 cars plus detached **Store Building**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'11"
Internal Width	19'10" max
Shop Depth	29'8"
Built Depth	67'8"
Sales Area	Approx 475 sq ft
Store Area	Approx 400 sq ft
WC	

### First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, sep WC  
(GIA Approx 1,125 sq ft)

**Detached Store** – 9'6" x 20'0"

## TENANCY

The entire property is let on a full repairing and insuring lease to **S. Karani t/a Circle Barbers (having 4 branches)** for a term of 10 years from 2nd September 2017 at a current rent of **£23,000 per annum** exclusive.

**Note: There is a £12,600 (incl. VAT calculated at the date of the lease albeit the property has not been elected for VAT) Rent Deposit held.**

**£23,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

## Vendor's Solicitors

Russell Cooke LLP  
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







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