



## SITUATION

Located close to the junction with Church Street which in turn links to the High Street and the town's prime pedestrianised shopping thoroughfare.

Nearby multiples include **Iceland, Specsavers, KFC and Primark** as well as being close to the **Grants Entertainment Centre which includes Vue Cinema**.

Surrey Street benefits from a daily market which is one of the oldest street markets in Britain which has been trading since 1276 (source: [www.croydon.gov.uk](http://www.croydon.gov.uk)).

East Croydon Station (Southern Railway & Thameslink) is approximately ½ mile distant.

Croydon is a principal retail centre approximately 9 miles 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 mid-terrace building comprising a **Ground Floor Shop** (which includes an area behind No. 37 and part of No. 38) with internal access to **Ancillary Accommodation** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	15'6"
Internal Width	14'7"
Widening to	27'0"
Built Depth	47'10"
GIA	Approx. 1,250 sq ft

### First Floor Front

1 Room plus	
Shower Room & sep. WC	
GIA	Approx. 320 sq ft

### First Floor Rear

1 Room	
GIA	Approx. 820 sq ft

<b>Total GIA</b>	<b>Approx. 2,390 sq ft</b>
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**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Upper Part

The Surveyors dealing with this property are  
**Steven Grossman and Rocco Kay**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'

## Vendor's Solicitors

KHH  
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Plan not to scale and for identification purposes only



GROUND FLOOR

Plan not to scale and for identification purposes only



FIRST FLOOR REAR

FIRST FLOOR FRONT