



SITUATION

Located on this prominent roundabout at the junction with London Road and Thornton Road, close to such multiples as **Greggs, William Hill, Post Office, Paddy Power** and **KFC** as well as a variety of independent traders.

The property is approx. 1 mile from Thornton Heath Rail Station (Southern Line).

Thornton Heath lies approx. 1 1/2 miles north of Streatham, approx. 2 1/2 miles south of Croydon and approx. 8 miles south of central London, enjoying easy access via the A23.

PROPERTY

A **Ground Floor Shop with a prominent frontage** together with internal access to a **Basement**.

In addition, there is separate front access to **3 Self-Contained Flats** on the first and second floors which each benefit from uPVC double glazing and gas central heating.

VAT is NOT applicable to this Lot

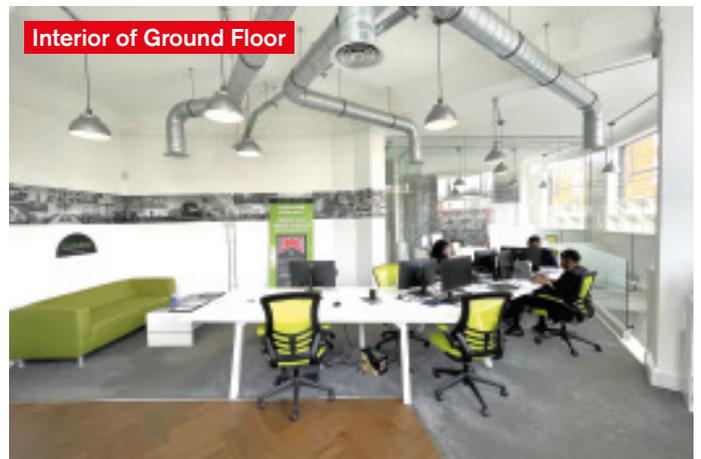
FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 64'5" Area Approx. 861 sq ft ¹ 3 WCs Basement Area Approx. 261 sq ft incl. Strong Room	Streets Ahead Residential Lettings Limited (Estate Agents having 9 branches)	11 years and 6 months from 25th June 2018	£22,500	FRI Rent Review December 2024 (not yet actioned).
Flat 1 (2nd Floor)	1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC (Area Approx. 484 sq ft ²)	2 Individuals	1 year from 19th March 2021	£13,200	AST. Holding over.
Flat 2 (1st Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (Area Approx. 452 sq ft ²)	Stenford Property Ltd	1 year from 28th January 2019	£13,200	AST. Holding over.
Flat 3 (1st & 2nd Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (Area Approx. 721 sq ft ²)	Individual	6 months from 1st June 2024	£12,000	AST. Holding over.
				Total: £60,900	

¹Area taken from VOA

²Area taken from EPC



£60,900 per annum

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

Vendor's Solicitors

Nicholas & Co

Tel: 020 7323 4450 Ref: Demetris Demetriou

Email: demetris.demetriou@nicholassolicitors.com

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'**