



SITUATION

Located at the junction with Drummond Road on the pedestrianised section of North End in the heart of Croydon's retail centre being opposite **JD Sports**, adjacent to **Vodafone** amongst other multiple retailers such as **Deichmann, Foot Locker, Greggs, Tesco Express, Vision Express, Holland & Barrett, Card Factory** and many more. The area is well served by public transport with West Croydon Station (Southern) and West Croydon Tramstop and Bus Station all in close proximity.

Croydon is a principal retail centre approx. 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

Forming part of a corner building comprising a **Self-Contained Commercial Upper Part** on first and second floors, accessed from its own ground floor entrance on Drummond Road.

Refer to the Auctioneers for the Floor Plans and the Video Tour of the property.

ACCOMMODATION

First Floor

Area Approx. 539 sq ft

WC

Second Floor

Area Approx. 574 sq ft

WC

Total Area Approx. 1,113 sq ft
(Total GIA) Approx. 1,625 sq ft

VAT is applicable to this Lot

TENURE

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

Offered with Vacant Possession

Note 1: The Upper Part was previously let at £19,000 p.a.

Note 2: There may be potential to convert the first and second floors in to Residential Use, subject to obtaining the necessary consents.

Note 3: The single storey retail unit to the rear of the property (1 Drummond Road) is also being offered for sale in this auction – see Lot 8.

Vacant Upper Part

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

Huggins Stuart Edwards
Tel: 020 8688 8313 Ref: Michael Angus
Email: michael.angus@hsedwards.co.uk



Vendor's Solicitors

Keystone Law
Tel: 020 3319 3700 Ref: Graham Goldspink
Email: graham.goldspink@keystonelaw.co.uk

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'**

