



SITUATION

Located close to the junction with the pedestrianised section of North End in the heart of Croydon's retail centre nearby such multiple retailers as **JD Sports, Vodafone, 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

Comprising a **Single Storey Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Built Depth	24'1"

VAT is applicable to this Lot

TENURE

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

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **Juice IT Limited (not currently trading – see Notes 1 & 2)** for a term of 10 years from 20th May 2020 (excl. s24-28 of the L & T Act 1954) at a current rent of **£9,800 per annum inclusive of VAT (£8,166.67 plus VAT)**.

Rent Review 20th May 2025

Note 1: The tenant is not currently trading and owes rent totalling approx. £48,310 including VAT and buildings insurance premiums totalling £1,084.84. The Purchaser will not be liable to pay these arrears to the Freeholder and on completion, the Purchaser will be assigned the benefit of these arrears at no additional cost.

Note 2: The arrears position stated in Note 1 above may provide grounds to obtain vacant possession – Applicants should take their own legal advice in this respect.

Note 3: There maybe potential to convert the property into alternative uses including Residential, subject to obtaining possession and the necessary consents.

Note 4: The first and second floors of the adjoining property (69 North End) is also being offered for sale in this auction – see Lot 7.

£9,800 p.a. incl. VAT
(see Notes 1 & 2)

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'**

