



SITUATION

Located amongst a host of independent retailers in the town centre, close to the junction with High Street and the A22 (Godstone Road) and less than 100 yards from **Purley Rail Station (the entrance of which is diagonally opposite)**, all serving the surrounding residential population.

Purley lies 3 miles south of Croydon and 12 miles south of central London.

PROPERTY

A end of terrace building comprising a **Ground Floor Shop** with internal and separate side access to a **Basement Kitchen** (with WC) and internal access to **Ancillary/Staff Room** (with Shower/WC) on the first floor.

In addition, the property includes a **Decked Front Forecourt**.

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

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 15'3"

Built Depth 22'0"

Basement Kitchen

Area Approx. 311 sq ft

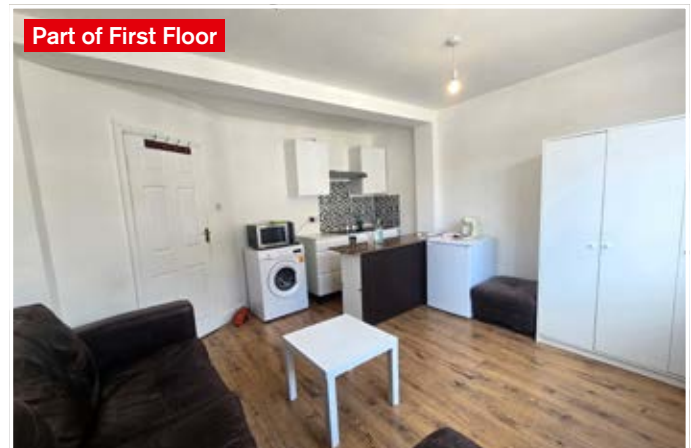
First Floor

Ancillary/Staff Room Approx. 214 sq ft

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



Vacant Commercial Building

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

Joint Auctioneers

Acorn

Tel: 020 8315 5454 Ref: Daniel Dennis

Email: daniel.dennis@acorngroup.co.uk

Vendor's Solicitors

Taylor Rose

Tel: 020 3551 8168 Ref: William Michael

Email: william.michael@taylor-rose.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'**

