



**Tenure**  
Freehold.

**Location**  
Carshalton is situated some 9 miles south-west of Central London and 3 miles west of Croydon. The area is well served by the A232 Croydon to Ewell Road, the A237 Coulsdon to Mitcham Road and the A217 Reigate to Wandsworth Road. The M25 (Junction 7) and M23 Motorways are located some 6 miles to the south.

The property is situated on the north side of Green Wrythe Lane to the north of Carshalton town centre. The property forms part of a parade of shops overlooking the attractive Wrythe Green which serves the densely populated surrounding residential area. Occupiers close by include William Hill (adjacent), The Post Office, Nisa Local, Pizza Hut and a BP Petrol Filling Station amongst a number of local traders.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop with a flat above accessed from the front. Externally the property benefits from a rear yard and garage, access to which is via Aultone Way.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. flat ent)	5.25 m	(17' 3")
Net Frontage	3.55 m	(11' 8")
Shop Depth	8.80 m	(28' 10")
Built Depth	20.25 m	(66' 5")
Rear Garage and Yard		
First Floor Flat comprising 2 Rooms, Kitchen, Bathroom		

**Tenancy**  
The entire property is at present let to S THAVENDRAKUMAR (t/a Olive Green) for a term of 10 years from 4th July 2013 at a current rent of £18,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. A rent deposit of £5,400 is held. The flat is understood to be sublet.

**Tenant Information**  
Website Address: [www.olivegreenpizza.co.uk](http://www.olivegreenpizza.co.uk)

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
EPC Rating 86 Band D (Copy available on website)

## Carshalton

### 26 Green Wrythe Lane

### Surrey

### SM5 2DW

- **Freehold Shop and Residential Investment**
- Comprising a shop (t/a Pizza Takeaway) and a flat
- Entirely let on a lease expiring in 2023
- Adjacent to William Hill and forming part of a parade of shops within a densely populated residential area
- Rent Review 2018
- Current Rent Reserved

**£18,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

