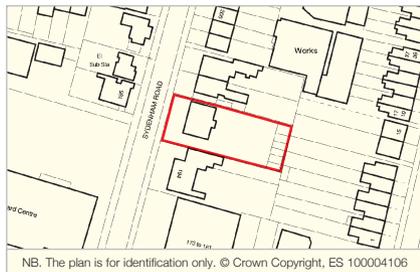


Croydon
196 Sydenham Road,
Surrey
CRO 2EB

- **A Freehold Detached Building**
- Internally arranged to provide Seven Self-Contained Flats
- Together with Six Garages to the Rear
- Six Flats subject to Assured Shorthold Tenancies and Three Garages subject to Tenancies
- One Flat and Three Garages Vacant
- Possible potential for Redevelopment of Garages subject to obtaining all necessary consents
- Total Current Rent Reserved **£62,069.28 per annum (equivalent) with One Flat and Three Garages Vacant**

FIRST TIME ON THE MARKET FOR MORE THAN 35 YEARS



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Dollman & Pritchard
(Ref: Mr Antony Dzimitrowicz).
Tel: 01883 347823.
Email: td@dollman.co.uk

INVESTMENT/VACANT – Freehold Building and Garages



Tenure
Freehold.

Location

The property is situated on the east side of Sydenham Road, to the north of its junction with the A22. A good range of local shops and amenities is available on nearby Northcote Road, with more extensive facilities being accessible in Croydon to the south. Road communications are afforded by the A232 and the M25 (Orbital) Motorway which is situated within ten miles. Rail services run from Selhurst Station approximately 0.7 miles to the north, whilst further rail and London Overground services run from West Croydon Station to the south. The open spaces of Lloyd Park and South Norwood Recreation Ground are nearby.

Description

The property comprises a detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof.

There are six garages and additional off-street parking to the rear.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

Planning

Local Planning Authority: Croydon Council.
Tel: 0208 726 6800.

To View

The property (including at least some of the tenanted flats) will be open for viewing on Thursday 7th September between 10.30 – 11.00 a.m. This will be the only viewing of the tenanted parts of the property before the auction. There will be an additional viewing of the vacant flat on Wednesday 13th September between 12.45 – 1.15 p.m. and there is no need to register. (Ref: UD).

Property	Accommodation	Terms of Tenancy	Furnished/Unfurnished	Current Rent £ p.a.
Flat 1	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 29th October 2004 (holding over)	Unfurnished	£13,433.28 p.a.
Flat 2	Studio Accommodation	Vacant	–	–
Flat 3	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 15th May 2015 (holding over)	Unfurnished	£9,720 p.a.
Flat 4	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term commencing 26th July 2012 (holding over)	Furnished	£8,520 p.a.
Flat 5	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 22nd October 2011 (holding over)	Unfurnished	£9,720 p.a.
Flat 6	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term commencing 6th December 2015 and expiring 31st December 2017	Furnished	£8,280 p.a.
Flat 7	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 14th May 2016 (holding over)	Furnished	£9,900 p.a.
Garage 1	–	Vacant	–	–
Garage 2	–	Subject to a Monthly Tenancy from 29th October 2015	–	£720 p.a.
Garage 3	–	Subject to a Monthly Tenancy from 16th March 2012	–	£600 p.a.
Garage 4	–	Vacant	–	–
Garage 5	–	Vacant	–	–
Garage 6	–	Subject to a Quarterly Tenancy from 1st September 1995	–	£1,176 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.