

Croydon

443 Purley Way

Surrey

CR0 4RG

- **Freehold Shop and Residential Investment**
- **Comprising a restaurant and 2 flats let on Assured Shorthold Tenancies**
- **Prominent location on Five Ways Junction**
- **No VAT applicable**
- **Rent Review 2015 outstanding**
- **Total Current Rents Reserved**
£30,000 pa



Tenure

Freehold.

Location

Croydon is a busy South London suburb, lying approximately 12 miles south of central London and 9 miles north of the M25 Motorway (Junction 7).

The property is located some 1½ miles south-west of central Croydon and occupies a prominent position on the west side of the Five Ways Junction, which is the intersection of the A23 Purley Way and A232 Stratford Road. Opposite the property is a Morrisons supermarket, whilst Waddon Leisure Centre is close by. Waddon Rail Station (direct to London Victoria) is some 5 minutes' walk from the property.

Description

The property is arranged on ground and two upper floors. The ground floor provides a restaurant, whilst the two upper floors comprise two self-contained flats accessed from the front.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

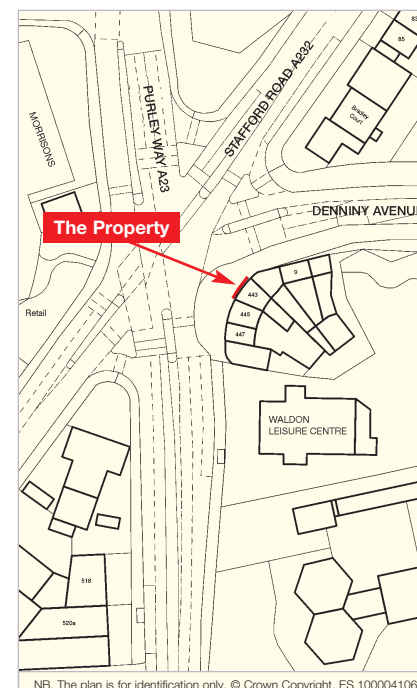
Shop EPC Rating 62 Band C (Copy available on website).

First Floor Flat EPC Rating 75 Band C (Copy available on website).

Second Floor Flat EPC Rating 64 Band D (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 82 Croydon**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	S R Alkadri (t/a Tigris Shawarma Charcoal Grill Restaurant, Coffee and Juice Bar)	Gross Frontage (exc. ent. to uppers) 9.70 m (31' 10") Net Frontage 7.65 m (25' 2") Shop Depth 11.15 m (36' 7") Built Depth 29.7 m (97' 8")	A term of years commencing 01.09.2010 and expiring 30.11.2030 Rent review every 5th year Effectively FR & I	£12,000 p.a.	Rent Review 2015
First Floor	Individual	First Floor Flat – Living Room, Bedroom, Kitchen, Bathroom	12 month Assured Shorthold Tenancy expiring 10.09.2016 at £750 p.c.m.	£9,000 p.a.	
Second Floor	Individual	Second Floor Flat – Living Room, Bedroom, Kitchen, Bathroom	12 month Assured Shorthold Tenancy expiring 20.09.2016 at £750 p.c.m.	£9,000 p.a.	
Flats not inspected by Allsop.				Total £30,000 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

Seller's Solicitor Julia Williams, Streeter Marshall. Tel: 0208 680 2638 e-mail: jwilliams@streetermarshall.com

Joint Auctioneer Jerry Taylor, Stuart Edwards Fullmoon. Tel: 0208 688 8313 e-mail: jerryt@stuart-edwards.com

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