

Caterham

**82 Croydon Road
Surrey
CR3 6QD**

- **Freehold Takeaway and Residential Investment**
- Includes vacant flat, comprising 2 rooms, kitchen, bathroom/WC
- Town centre location, some 500m from rail station
- No VAT applicable
- Total Current Rents Reserved
**£7,350 pa
plus a vacant flat**



Tenure

Freehold.

Location

The Surrey town of Caterham, with a population of 15,000, is situated on the North Downs, some 6 miles south of Croydon and 1 mile to the north of the M25 Orbital Motorway (Junction 6).

The property is situated in the town centre on the east side of Croydon Road, close to its junction with Colin Road. Caterham Rail Station (direct services to London Victoria) and Waitrose are some 500m to the south. Occupiers close by include Domino's, Co-operative Food, Papa John's, Magnet and a range of local retailers and restaurants.

Description

The property is arranged on ground, raised ground and two upper floors to provide a ground floor shop presently trading as a hot food takeaway with ancillary accommodation to the rear raised ground floor. The self-contained upper floors provide two flats, one of which has been sold off on a long lease. The property benefits from parking to the front and a rear garden.

VAT

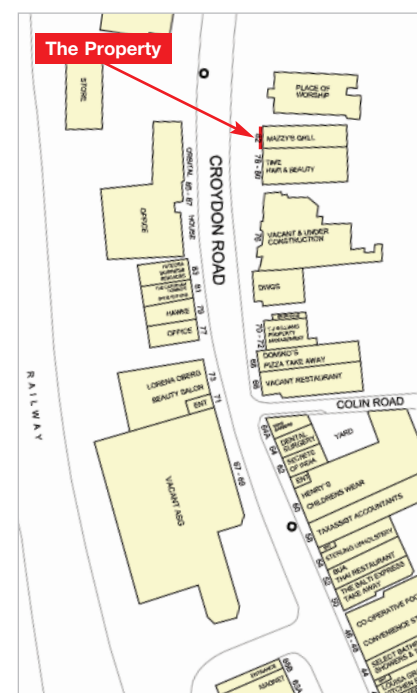
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Individual (t/a Mazzy's Grill)	Gross Frontage 5.00 m Net Frontage 4.25 m Shop Depth 7.95 m Built Depth 11.15 m (16' 5") (13' 11") (26' 1") (36' 7")	20 years from 25.04.2012 Rent review every 5th year FR & I	£7,000 p.a.	Rent Review 2017
First Floor	Individual	First Floor Flat	125 years from 01.01.2016	£350 p.a.	
Second Floor	Vacant	Second Floor Flat - 2 Rooms, Kitchen, Bathroom/WC			
Total					£7,350 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

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