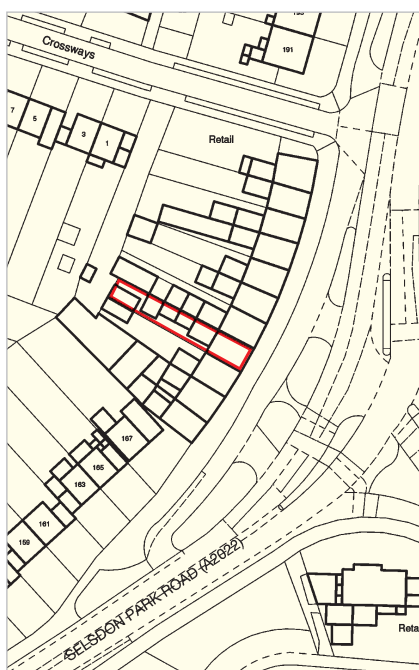


South Croydon **175/175a** **Selsdon Park Road** **Surrey** **CR2 8JJ**

- **Freehold Funeral Parlour and Residential Ground Rent Investment**
 - Let to JB Shakespeare Ltd on a lease expiring in 2024
 - Situated within an established retail parade fronting Selsdon Park Road (A2022)
 - Shop Rent Review 2019
 - No VAT applicable
 - Total Current Rents Reserved
- £16,700 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The London Borough of Croydon has a population of approximately 330,000 and is one of the principal retail centres south of London, approximately 9 miles to the south of Central London. Croydon benefits from excellent road communications being the focal point of the main road routes between Central London and the south coast. The property is situated on the north side of Selsdon Park Road (A2022) opposite its junction with Featherbed Lane. The property is located mid terrace in an established local retail parade.

Description
The property is arranged on ground and one upper floor to provide a ground floor funeral parlour with ancillary accommodation to the rear. The self-contained flat above has been sold off on a long lease. To the rear is a gated yard (1 car space).

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.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	J B Shakespeare Limited (1)	Gross Frontage 6.7 m (21' 11") Net Frontage 5.1 m (16' 9") Shop Depth 22.85 m (74' 11") Built Depth 27.3 m (89' 7")	15 years from 30.01.2009 Rent review every 5th year Effectively FR & I by way of service charge	£16,500 p.a.	Rent Review 2019
Flat 175a	Individual	First Floor Flat – Not inspected	125 years from 2006	£200 p.a.	Reversion 2131

(1) JB Shakespeare Ltd was founded in 1877. They are an independent family run business who trade from 3 branches within the Croydon area.

Total £16,700 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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