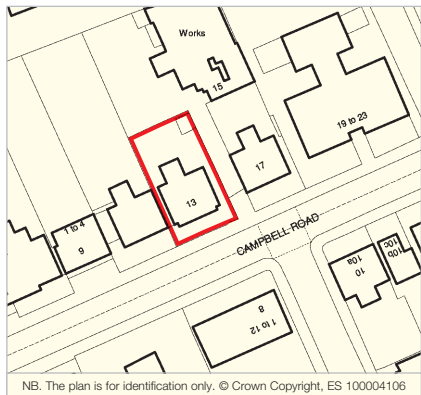


Croydon
13 Campbell Road,
Surrey
CR0 2SQ

- **A Freehold Detached Building**
- Internally arranged to provide Seventeen Letting Bedroom Accommodation (HMO)
- Subject to a 5 year lease
- Current Rent Reserved
£99,000 per annum (equivalent)

BY ORDER OF THE RECEIVERS



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

To View

The property will be open for viewing every Monday and Friday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Brightstone Law LLP (Ref: HP).
Tel: 0208 737 3080.
Email: hp@brightstonelaw.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the north side of Campbell Road to the west of its junction with Bensham Lane. The extensive shops and amenities of Croydon town centre are within close proximity to the south. Rail services run from Selhurst Rail Station approximately 1 mile to the east. Road access is provided by the nearby A23 which provides access to South London to the north and the M25 Motorway to the south.

Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a seventeen bedroom HMO. The property benefits from off-street parking, a rear garden and a single storey rear office unit.

Accommodation

Ground Floor

Kitchen, Storage Room (previously Kitchenette), Three Shower Rooms with WC and Wash Basin
Room 6 – Bedsit with Wash Basin
Room 5 – Bedsit

Room 4 – Bedsitting Room
Room 3 – Bedsitting Room
Room 2 – Bedsitting Room with Wash Basin
Room 1 – Bedsitting Room

First Floor

Kitchen, Shower Room with WC and Wash Basin
Room 7 – Bedsit with Wash Basin
Room 8 – Bedsit with Wash Basin
Room 9 – Bedsit
Room 10 – Bedsit
Room 11 – Bedsit
Room 12 – Bedsit
Room 13 – Not inspected

Second Floor

Shower Room with WC and Wash Basin
Room 14 – Bedsit
Room 15 – Bedsit with Wash Basin
Room 16 – Bedsit with Wash Basin
Room 17 – Bedsit

NB. To the rear there is a single storey office unit.

Tenancy

The property is subject to a lease for a term of five years from 11th June 2012 at a current equivalent rent of £99,000 per annum.

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.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.