



SITUATION

Located in a prominent position on this well established retail thoroughfare, adjacent to **Scope**, opposite **Tolworth Tower**, **Marks & Spencer** and **Boots**, and amongst such other multiple retailers as **Blockbuster**, **Subway**, **Coral**, **Santander**, **Domino's**, **Post Office** and **Lloyds Pharmacy**. Tolworth is a popular suburb approximately 3 miles south of Kingston-upon-Thames and 11 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access from Broad Oaks via a communal balcony to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Restaurant (56 covers)

Gross Frontage	17'3"
Internal Width	16'2"
Restaurant Depth	50'1"
Built Depth	69'8"
Kitchen Area	Approx 155 sq ft
2 WCs	
External Store Area	Approx 80 sq ft

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC*

*Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Supatira as a Thai Restaurant** for a term of 20 years from 11th September 2012 at a rent of **£22,000 per annum** exclusive.

Rent Reviews 2017 and 5 yearly

Note 1: The shop has traded as a Thai Restaurant since 2004.

Note 2: We understand that the lessee sublets the Flat on an AST.



£22,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Goodman Derrick – Tel: 020 7404 0606
Ref: A. Barker Esq – Email: abarker@gdglaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts