



SITUATION

Occupying a prominent trading position within this busy established parade, a short distance from Chessington North Main Line Station, and amongst such multiple traders as **Sainsbury's Local, Martin's, William Hill, Boots** and **Paddy Power**.

Chessington is an affluent residential area situated approximately 17 miles south-west of Central London benefiting from good transport links being just off the A3, a major route connecting London to the south coast.

PROPERTY

A mid terraced building comprising a **Ground Floor Bank** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Yard** to the rear for parking 4 cars accessed from a rear service road and it benefits from front lay-by parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	18'10"
Internal Width	17'5"
Bank Depth	41'8"
Built Depth	49'5"
Kitchen, WC	

First and Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds TSB Bank plc (having approx. 1,600 branches) (Ultimate holding company – Lloyds Banking Group plc trading from various brands in approx. 2,875 branches)** for a term of 10 years from 17th September 2005 (**See Note 1**) at a current rent of **£21,500 per annum** exclusive.

Note 1: The lease is a renewal of a previous lease.

Note 2: The lessee did not operate the 2010 break clause.

Note 3: We understand the flat is sublet on an AST at £9,600 p.a. (£800 pcm).

£21,500 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

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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