

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Spencer Road and amongst such multiple traders as **Tesco Metro, Carpet Right, Post Office, Lloyds TSB, Barnardos, Superdrug, Fara, Subway** and others. East Molesey is an attractive residential area which lies on the River Thames some 3 miles north of Esher and 4 miles south of Kingston-Upon-Thames being approximately 17 miles from central London.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access via a communal stairwell and balcony to a **Self-Contained Flat** on two upper floors. There is a pay and display car park behind the property.

VAT is NOT payable in respect of this lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 15'10" Shop Depth 38'6" Built Depth 46'10" WC	Mr N Linney (Laundrette)	20 years from 25th December 1997	£15,000	FRI Rent Review 2009 (not actioned) and 2013
First and Second Floor Flat	Not inspected	Individual	125 years from 25th December 1996	£100	FRI Rising by £100 p.a. every 33 years.
TOTAL				£15,100	

£15,100 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

LEWIS & PARTNERS
JOINT AUCTIONEERS
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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