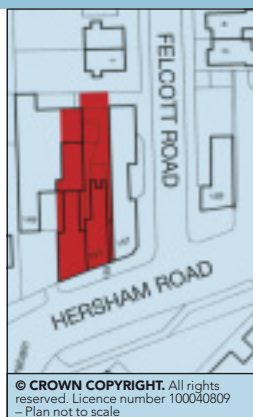


# LOT 41

## 151/153 Hersham Road, Walton-on-Thames, Surrey KT12 5NR

## Guide Price £225,000

FIRST TIME ON THE  
MARKET FOR 40 YEARS



### 6 WEEK COMPLETION



### SITUATION

Occupying a prominent trading position close to the junction with Felcott Road and close to a **BP Petrol Filling Station** and a **Peugeot Dealership**.

Walton-on-Thames is an affluent suburb which lies between Weybridge and Kingston within easy reach of the M3 (Junction 1) at Sunbury and approximately 18 miles South-West of Central London.

### PROPERTY

An end of terraced building comprising a **Ground Floor Double Shop** with **large single storey Rear Store** plus separate access to **4 Self-Contained Flats** above. In addition, the property includes an **Advertising Hoarding** on the flank wall and benefits from use of a rear service area via Felcott Road.

### FREEHOLD

**VAT is NOT payable in respect of this Lot**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 45'0" Internal Width 36'10" (max) Shop Depth 35'10" Built Depth 128'2" Shop Area Approx 1,090 sq ft Rear Store Area Approx 1,730 sq ft Kitchen Area Approx 55 sq ft Office Area Approx 40 sq ft 2 WCs <b>Total Area Approx 2,915 sq ft</b>	<b>Jayar Components Ltd (Car Parts)</b> (Having approx. 30 branches) (T/O for Y/E 31/01/12 <b>£21.4m, Pre-Tax Profit £1.97m and Net Worth £8.96m</b> )	5 years from 29th September 2012 <b>(Renewal of a previous lease)</b>	<b>£20,500</b>	FRI
First and Second Floor	2 Flats – Each not inspected	Various	Various terms expiring between 2121 and 2136	<b>£200</b>	Each FRI
Advertising Hoarding		JC Decaux Ltd		<b>£400</b>	<b>See Note</b>
<b>TOTAL</b>				<b>£21,100</b>	

**Note: J. C. Decaux Ltd has not paid any rent since 2007 and in the Auctioneer's opinion the hoarding is under-let.**

## £21,100 per annum

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **STEVEN GROSSMAN**



### JOINT AUCTIONEER

Levene Commercial, 83 High Street, Hampton Wick,  
Kingston-upon-Thames, Surrey KT1 4DG  
Tel: 020 8977 6885. Ref: J. Rundle Esq

### VENDOR'S SOLICITORS

Darlingtons - Tel: 020 8951 6666  
Ref: J. Swede Esq - Email: jswede@darlingtons.com

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