

## **SITUATION**

Located in this attractive residential area close to the junction with the main A240 which provides convenient access to the local amenities of Epsom and Banstead.

Banstead is a popular and prosperous commuter town which lies approximately 15 miles south-east of central London with easy access to the M25 (Junction 8).

### **PROPERTY**

A rectangular site upon which currently stand **3 Single Storey Office / Storage Buildings**.

### **ACCOMMODATION**

Site Frontage 26'5" Site Depth 93'5"

Site Area Approx 2,530 sq ft

Front Office Building Approx 175 sq ft
External Kitchenette/WC Not Inspected
Rear Workshop Approx 360 sq ft
Rear Store Approx 100 sq ft

Rateable Value £5,300 (Workshop & Premises)

# Potential Development Site

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

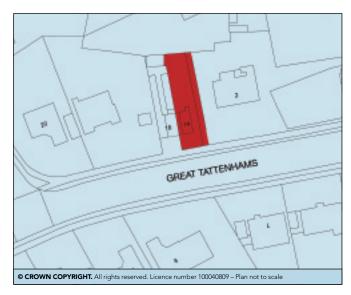
# VAT is NOT payable in respect of this Lot

### **FREEHOLD**

# **TENANCY**

The property is occupied by J. Bhoyro. The rent under the previous lease (which expired on 23rd January 2013) was £7,000 p.a. The current occupier has intermittently paid varying rents.

# Note: 6 week completion.



**VENDOR'S SOLICITORS**Hunt and Coombs - Tel: 01832 273506
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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 £500 (including VAT) upon exchange of contracts