



SITUATION

Located in this established parade in the heart of the town centre, close to the junction with Washington Road, adjacent to **Hunters**, directly opposite **Pizza Express** and amongst a variety of other multiples including **NatWest**, **Santander**, **Superdrug**, **KFC**, **Boots Opticians**, **Greggs** and within close walking distance of **Waitrose**. Worcester Park is a popular and affluent south-west London suburb which lies between the A3 and the A24, only 2 miles from Cheam and 3 miles from Kingston-upon-Thames.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a service road to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Rear Yard** with space for **1 Car** as well as the use of an electric roller shutter door.



View opposite the Property

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'7" Internal Width 16'3" Shop & Built Depth 49'4" WC	Garner's Funeral Services Limited (Having 5 branches)	25 years from 1st February 2004	£15,252.72	FRI by way of service charge Annual Rent Reviews linked to RPI plus 1%. £2,500 Rent Deposit held.
First Floor Flat	Not inspected	Individual	999 years from 25th December 1996	£20	FRI by way of service charge
TOTAL				£15,272.72	

£15,272.72 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: N. Iwanier – Email: ni@bnilaw.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 £500 (including VAT) upon exchange of contracts