

**UNBROKEN PARADE WITH FUTURE DEVELOPMENT POTENTIAL**



**SITUATION**

Occupying a prominent position on the corner of Hermitage Road and Amis Road and opposite the junction with Raglan Road, in this sought after residential area, close to local schools and recreational facilities approximately 2 miles from Woking town centre.

Woking is an affluent Surrey town situated midway between Weybridge and Guildford and has established itself as one of Surrey's major commercial and retail centres which benefits from its proximity to the A3, M3 and M25.

**PROPERTY**

A detached parade comprising **4 Ground Floor Shops** with separate side access via a communal staircase to **3 Self-Contained Flats** on the first floor.

In addition there is a car park and a terrace of **7 Lock-up Garages** at the rear of the property.

**£44,000 per annum  
rising annually to  
£47,000 by March 2020**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note: There may be potential for development on part or on all of the site, subject to obtaining possession and the necessary consents.**



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**VENDOR'S SOLICITORS**

SCJ Solicitors - Tel: 01286 677897

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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



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 104/104a (Shop & Flat)	<p><b>Ground Floor Shop</b> Gross Frontage 24'9" Front Internal Width 18'7" Rear Internal Width 25'7" (incl. side extension) Shop Depth 24'6" Built Depth 33'5" WC</p> <p><b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 485 sq ft) <b>2 Garages</b></p>	<b>Jayling Ltd (with 2 personal guarantors) (Fish &amp; Chip Shop)</b>	13 years from 24th March 2016	£14,000	FRI <b>Rent Reviews 2019 &amp; 2024. Note: The Flat is occupied by staff.</b>
Nos. 106/106a (Shop & Flat)	<p><b>Ground Floor Shop</b> Gross Frontage 15'8" Internal Width 14'9" Shop Depth 30'0" Built Depth 33'5" WC</p> <p><b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup> <b>2 Garages</b></p>	<b>R. Vimalendran (Food &amp; Wine)</b>	15 years from 26th March 2015	£12,000 <b>(rising to £13,000 in March 2018, £14,000 in March 2019 &amp; £15,000 in March 2020)</b>	FRI <b>Rent Review 2025.</b>
No. 108 (Shop)	<p><b>Ground Floor Shop</b> Gross Frontage 15'8" Internal Width 14'7" Shop Depth 30'0" Built Depth 33'5" WC</p> <p><b>1 Garage</b></p>	<b>S. Pushpakaran (Café/Sandwich Bar)</b>	10 years from 1st November 2016	£7,000	FRI <b>Rent Review and Tenant's Break 2021. A Rent Deposit of £3,500 is held.</b>
Nos. 110/110a (Shop & Flat)	<p><b>Ground Floor Shop</b> Gross Frontage 25'2" Front Internal Width 17'1" (max) Rear Internal Width 14'6" Shop Depth 30'5" Built Depth 33'5" WC</p> <p><b>First Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup> <b>2 Garages</b></p>	<b>T. Mcaleese &amp; V. Pelham (Hair Salon)</b>	15 years from 25th March 2017	£11,000	FRI <b>Rent Reviews 2022 &amp; 2027. Note: The Flat is sublet on an AST.</b>

<sup>1</sup> Not inspected by Barnett Ross

<b>TOTAL</b>	<b>£44,000 (rising by £1,000 annually to £47,000 by March 2020)</b>
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