

RESIDENTIAL CONVERSION OPPORTUNITY



SITUATION

In this well known High Street within this market town, adjacent to **Domino's** and amongst such other retailers including **Waitrose, Pizza Express, Virgin Money, Hamptons** and **Halifax**. In addition, one of the Town's car parks is conveniently situated nearby. Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (fitted out as a modern/contemporary Beauty Salon)** and **Basement** with separate front and rear access to a **Self Contained Upper Part on the first and second floors currently used as Offices and Ancillary Store (see Note)**. In addition, there are **2 Rear Car Spaces**.



VAT is payable in respect of this Lot

FREEHOLD

£31,250 per annum (see Note 1)

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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



Rear of Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement + 1 car space	Ground Floor Shop Gross Frontage 24'6" Internal Width 19'1" widening to 22'1" Shop & Built Depth 46'5" WC Basement Area Approx. 604 sq ft	Mon Amie Hair & Beauty Ltd (Having 2 branches)	10 years from 28th July 2014	£15,500 (see Note 1)	Effectively FRI Rent Review and Tenant's Break 2019. £6,000 Rent Deposit held. Note 1: The current rent is £12,000 rising to £13,500 in 2016 and £15,500 in 2017 and the Vendor will make up the rent shortfall on completion.
Part First Floor (Front)	2 Rooms Area Approx. 465 sq ft Plus WC	MP Accounting Ltd (with Guarantor) (Chartered Accountants)	5 years from 1st September 2000 (Holding over)	£7,500	Effectively FRI
Part First Floor (Rear) & Second Floor + 1 car space	Part First Floor (Rear) 1 Room Area Approx. 245 sq ft Plus Kitchen & Bathroom/WC Second Floor 2 Rooms Area Approx. 295 sq ft	Mapperson Price (Chartered Accountants)	Holding over (In occupation for over 13 years)	£8,250	Previously used as a Flat.
GIA OF UPPER PART APPROX 1,580 SQ FT			TOTAL	£31,250	

Note 2: There may be potential to add a rear second floor extension and convert the Upper Parts to 4 x 1 Bed Flats, subject to obtaining possession and the necessary consents.

Floor Plans are available from the Auctioneers.



JOINT AUCTIONEERS

Levenson & Co 9 Bentinck Street, London W1U 2EL
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VENDOR'S SOLICITORS

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