



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

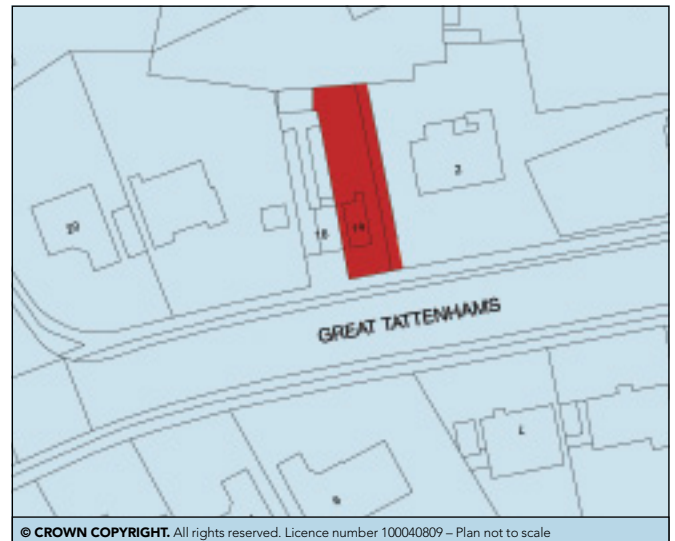
VAT is NOT payable in respect of this Lot

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.



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VENDOR'S SOLICITORS
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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