



SITUATION

Occupying a prominent trading position on the A245 close to the junction with Camphill Road, near a **Lloyds Bank, Barclays, Subway** and **Waitrose Supermarket** and opposite a shopping precinct that includes **HSBC, Thomas Cook, Scope, Costa, Sue Ryder** and a **'Pay & Display' Car Park**.

West Byfleet is an affluent Surrey town located approximately 25 miles south-west of central London, with excellent road links via the M25 (Junction 11) and Rail communications via West Byfleet Main Line Station.

PROPERTY

A terraced building comprising a **Double Fronted Ground Floor Shop (see Note)** with separate front access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road for unloading.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 23'3" Internal Width 21'4" (max) Shop Depth 42'0" Built Depth 55'7" Sales/Workshop/Office Area Approx. 860 sq ft 2 WCs 2 Parking Spaces	Ian Barnes (Surrounds Art Gallery – www.surrounds-art.co.uk)	5 years from 25th June 2013 (In occupation since 1982)	£18,000	FRI Note: There may be potential to convert the shop into 2 separate units, subject to obtaining possession.
First & Second Floor Flat	Not Inspected	Individual	125 years from 1st July 2015	£300	FRI Rent increases every 15 years to RPI
TOTAL				£18,300	

£18,300 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS

Chatham Chambers Solicitors - Tel: 0161 246 6321
Ref: M. Niven Esq - Email: m.niven@chathamchambers.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