



SITUATION

Located in this predominantly residential area approx. 1/2 mile south of the Town Centre. Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

PROPERTY

An end of terrace building comprising a **Ground Floor Public House and Basement** with internal access to a **1 Bedroom Flat** at first floor level. In addition, the property benefits from a **private Beer Garden** to the rear and gas central heating.

ACCOMMODATION

Ground Floor Public House

Gross Frontage	20'6"
Internal Width	18'9"
reducing to	15'9"
Pub Depth	41'1"
Built Depth	57'6"
Kitchen	15'8" x 5'2"

Ladies & Gents WCs

Basement Area Approx. 335 sq ft

First Floor Flat

Lounge with Galley Kitchen, Bedroom, Shower/WC

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. F. Dye trading as The Prince Of Wales Public House** for a term of 25 years from 29th September 2006 at a current rent of **£27,601 per annum** exclusive (**see Note 1**).

Rent Reviews 2016 (see Note 1), 2021 (Minimum increase to £30,965p.a) and 2026.

Note 1: The 29th September 2016 Rent Review is still outstanding and the rent is to be reviewed to OMV, subject to a minimum of £27,601p.a.

Note 2: The property may be suitable for residential conversion in the future, subject to obtaining possession and the necessary consents.

Note 3: We understand a semi-detached house at No.53 Hampstead Road sold for £495,000 in February 2016.

£27,601 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
W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton - Email: pch71@aol.com

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