



SITUATION

Occupying a prominent trading position within this busy established parade, a short distance from Chessington North Main Line Station, and amongst such multiple traders as **Sainsbury's Local, Martin McColls, William Hill, Boots** and **Paddy Power**.

Chessington is an affluent residential area situated approximately 17 miles south-west of Central London benefiting from good transport links being just off the A3, a major route connecting London to the south coast.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Yard** to the rear accessed from a rear service road.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'4"
Internal Width	18'0"
Shop Depth	16'4"
Built Depth	48'3"
WC	

First Floor Flat

Not Inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **M V Hamblin (t/a Chessington Veterinary Surgery)** for a term of 15 years from 25th March 2007 at a current rent of **£25,000 per annum** exclusive.

Rent Review March 2017 (Outstanding)

Note: The Lessee also occupies the adjacent unit at No. 32 North Parade.

£25,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
Stephen Rimmer LLP – Tel: 01323 644 222
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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