



**SITUATION**

Located in this town centre position, close to the junction with High Street and Church Street, opposite **Co-op Food** and amongst such other multiple retailers including **Domino's, Odeon Cinema, Dreams** and **Barnard Marcus**. Epsom is a busy and prosperous suburban town located approximately 7½ miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Café and Basement**. In addition, the Café benefits from use of a rear service road.

**ACCOMMODATION**

**Ground Floor Café**

|                |       |
|----------------|-------|
| Gross Frontage | 19'0" |
| Internal Width | 17'8" |
| Shop Depth     | 21'3" |
| Built Depth    | 30'6" |

**Basement**

WC

**VAT is NOT applicable to this Lot**

**£10,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**TENURE**

**Leasehold for a term of 999 years from 29th September 2017 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **M. Shafei as a Café** for a term of 5 years from 29th September 2017 **(in occupation circa 6 months following an assignment from the previous tenant)** at a current rent of **£10,000 per annum** exclusive.



View opposite the Property

**VENDOR'S SOLICITORS**  
Penman Sedgwick LLP - Tel: 01923 225 212  
Ref: J. Marchant - Email: jmarchant@penmansedgwick.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