



## SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre with nearby multiples including **Co-op Funeralcare, Lloyds Bank, HSBC, Pizza Express, Specsavers, William Hill** and many others.

Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

## PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** together with a rear yard.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	15'8"
Internal Width	15'4"
widening to	19'6"
Shop & Built Depth	35'3"
WC	

**VAT is applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of £25 p.a.**

## TENANCY

The property is let on a full repairing and insuring lease to **Computer Angels Limited (Computer Repairs and Support) (having 2 branches)** for a term of 12 years from 24th April 2013 at a current rent of **£14,000 per annum** exclusive.

**Rent Review and Tenant's Break 2021**

**Note: £2,600 (incl. VAT) Rent Deposit held.**

**£14,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**