

Freehold for sale by public auction (unless sold prior)  
**Thursday, 13th December 2018 at 1pm**  
(Main Auction commences at 12 pm)  
For all enquiries, please call **020 8492 9449**

Auction Venue:  
**Radisson Blu Portman Hotel**  
22 Portman Square, London W1H 7BG

**Barnett  
Ross**

**Auctioneers**

## Lot A

**4-6, 8-12 & 14-19 Ace Parade,  
Hook Road, Chessington, Surrey KT9 1DR**

**\*Reserve below  
£3,750,000**

6 week completion  
First time on the market for over 80 years



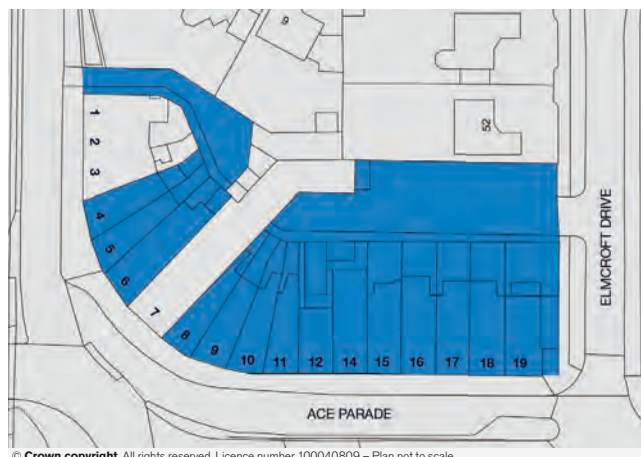
### SITUATION

Located on this prominent corner at the junction with Hook Road and the A3 (Kingston By-Pass) being approx. 1 mile north of Chessington Rail Station and just over a mile south of Surbiton. Chessington is an affluent residential area situated approximately 17 miles south-west of central London benefiting from good road links via the A3, a major route connecting London to the south coast.

### PROPERTY

**Constructed in the mid-1930s by the client's grandfather** and forming the majority of a purpose built parade benefitting from use of front lay-by parking and comprising:

- **14 Ground Floor Shops.**
- **13 Self-Contained Flats** on the first and second floors (many of which have uPVC double glazing) accessed from the rear.
- **No. 6** has internal and separate rear access to **Ancillary Store** on its two upper floors.
- **2 Garages.**
- **2 rear service roads.**
- **Strip of land currently used for unallocated parking for 12 cars.**



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Total Income £221,950 p.a.  
rising to £229,450 p.a. from March 2019  
plus 2 Vacant Shops & 2 Vacant Flats**

**Barnett  
Ross**  
**Auctioneers**

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 4/4a (Restaurant & Flat)	<b>Ground Floor Restaurant</b> Gross Frontage 20'0" Internal Width 18'4" narrowing to 12'8" Restaurant Depth 27'8" Built Depth 51'9" Part Kitchen (accessed via No. 5) <b>First &amp; Second Floor Flat</b> 6 Rooms, Bathroom/WC (GIA Approx. 970 sq ft)	<b>Sousa World Gourmet Limited (t/a Saffron Summer Indian Restaurant)</b>	20 years from 25th March 1999 (with new 15 year reversionary lease from 25th March 2019 – see Note 1)	£15,000 (Rising on 25/03/19 – see Note 1)	FRI £7,500 Rent Deposit held. The flat is occupied by staff. The restaurant intercommunicates with the adjoining restaurant (No.5).
No. 5/5a (Restaurant & Flat)	<b>Ground Floor Restaurant</b> Gross Frontage 20'0" Internal Width 18'5" narrowing to 13'2" Restaurant Depth 29'6" Built Depth 56'5" Part Kitchen & Store <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 970 sq ft)	<b>Sousa World Gourmet Limited (t/a Saffron Summer Indian Restaurant)</b>	20 years from 25th March 1999 (with new 15 year reversionary lease from 25th March 2019 – see Note 1)	£14,750 (Rising on 25/03/19 – see Note 1)	FRI £7,375 Rent Deposit held. The flat is sublet. The restaurant intercommunicates with the adjoining restaurant (No.4).
No. 6 (Shop with First & Second Floor Ancillary)	<b>Ground Floor Shop</b> Gross Frontage 21'9" Internal Width 20'6" narrowing to 15'3" Shop & Built Depth 57'4" <b>First &amp; Second Floor Ancillary</b> GIA Approx. 1,100 sq ft	<b>Laidir Leisure Limited (t/a Powerhouse Fitness having 11 branches)</b>	10 years from 29th September 2016	£18,000	FRI Rent Review & Tenant's Break 2021
No. 8/8a (Shop, Flat & Garage)	<b>Ground Floor Shop</b> Gross Frontage 19'10" Internal Width 17'9" narrowing to 9'8" Shop & Depth 61'11" <b>First &amp; Second Floor Flat</b> 4 Rooms, 2 Kitchens, Bathroom/WC (GIA Approx. 915 sq ft) <b>Plus Rear Garage</b>	<b>Aces Tech Shop Limited (with personal guarantor) (Security &amp; Fire Alarms Showroom)</b>	From 10th May 2017 to 23rd June 2022	£18,000	FRI (subject to a schedule of condition) Tenant's Break 2020. The flat is sublet. £4,000 Rent Deposit held.
No. 9/9a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" Internal Width 15'3" narrowing to 9'0" Shop Depth 47'4" Built Depth 53'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,005 sq ft)	<b>LASN International Limited (with 3 personal guarantors) (t/a Londis Supermarket)</b>	From 13th August 2012 to 23rd June 2026	£18,700	FRI Rent Review 2021. The tenant also occupies the adjoining shops (Nos. 10, 11 & 12), all of which intercommunicate with each other. £4,675 Rent Deposit held. The flat is sublet.



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 10/10a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" narrowing to 9'10" Internal Width 17'11" Shop Depth 44'0" Built Depth 50'5" <b>First &amp; Second Floor Flat</b> 5 Rooms Kitchen, Bathroom/WC (GIA Approx. 1,005 sq ft)	<b>LASN International Limited</b> <b>(with 3 personal guarantors)</b> <b>(t/a Londis Supermarket)</b>	20 years from 24th June 2006	£18,000	FRI <b>Rent Reviews 2021 and 2026.</b> <b>The tenant also occupies the adjoining shops (Nos. 9, 11 &amp; 12), all of which intercommunicate with each other.</b> <b>£4,500 Rent Deposit held.</b> <b>The flat is sublet.</b>
No. 11/11a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 19'4" Internal Width 17'0" narrowing to 9'9" Shop & Built Depth 42'0" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 860 sq ft)	<b>LASN International Limited</b> <b>(with 3 personal guarantors)</b> <b>(t/a Londis Supermarket)</b>	20 years from 24th June 2006	£18,250	FRI <b>Rent Reviews 2021 and 2026.</b> <b>The tenant also occupies the adjoining shops (Nos. 9, 10 &amp; 12), all of which intercommunicate with each other.</b> <b>£4,562 Rent Deposit held.</b> <b>The flat is sublet.</b>
No. 12/12a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'4" Internal Width 16'2" Shop Depth 34'7" Built Depth 68'8" Rear Store Approx. 175 sq ft <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,050 sq ft)	<b>LASN International Limited</b> <b>(with 3 personal guarantors)</b> <b>(t/a Londis Supermarket)</b>	20 years from 24th June 2006	£19,750	FRI <b>Rent Reviews 2021 and 2026.</b> <b>The tenant also occupies the adjoining shops (Nos. 9, 10 &amp; 11), all of which intercommunicate with each other.</b> <b>£4,937 Rent Deposit held.</b> <b>The flat is sublet.</b>
No. 14/14a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 17'1" Shop Depth 39'0" Built Depth 60'10" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>C. Humphries (t/a Jaggers Barbershop)</b>	10 years from 29th September 2014	£18,250	FRI <b>Rent Review &amp; Tenant's Break 2019.</b> <b>The flat is sublet.</b>
No. 15/15a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 16'4" Shop & Built Depth 39'6" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>D. Sales &amp; E. Sales (t/a Diva Hairdressers)</b>	15 years from 25th March 2011	£18,250 <b>(rising to £20,500 in March 2019)</b>	FRI <b>Rent Reviews 2021 and 2026.</b>
No. 16/16a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 16'9" Shop & Built Depth 39'6" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)			VACANT	
No. 17/17a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'0" Internal Width 17'2" Shop & Built Depth 39'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)			VACANT	
No. 18/18a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'3" Internal Width 18'0" Shop & Built Depth 39'9" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,040 sq ft)	<b>PM Construction &amp; Insulation Limited</b> <b>(Showroom &amp; Offices)</b> <b>(Currently fitting out)</b>	12 years from 22nd June 2018	£22,000 <b>(see Note 2)</b>	FRI <b>Rent Reviews 2022 &amp; 2026.</b> <b>Tenant's Break 2023.</b> <b>The flat is occupied by staff.</b> <b>£5,500 Rent Deposit held.</b>
No. 19/19a (Shop, Flat & Garage)	<b>Ground Floor Shop</b> Gross Frontage 20'3" Return Window Frontage 12'0" Internal Width 19'5" Shop & Built Depth 39'9" <b>Plus Garage</b> 9'9" x 26'4" <b>First &amp; Second Floor Flat</b> 5 Rooms, Kitchen, Bathroom/WC (GIA Approx. 1,145 sq ft)	<b>The Fairways Partnership Limited</b> <b>(Funeral Directors)</b> <b>(Part of Co-op Group)</b>	20 years from 25th December 2001	£23,000	FRI <b>There is potential to redevelop the garage in order to enlarge the shop and flat, subject to obtaining possession and the necessary consents.</b> <b>The flat is sublet.</b>
<b>Note 1: Nos. 4/4a and 5/5a will be let together on a single reversionary lease for a term of 15 years from 25th March 2019 at a rent of £35,000 p.a. subject to 5 yearly rent reviews. The current rent deposits totalling £14,875 will continue to be held under the new Rent Deposit Deed relating to the new lease.</b>				<b>Total: £221,950 rising to £229,450 in March 2019 plus 2 Vacant Shops &amp; 2 Vacant Flats</b>	

**Note 2: No. 18 has a rent free period until 22nd July 2019 to assist with fit out works and therefore the vendor will top-up this rent shortfall on completion. Please refer to the Special Conditions of Sale.**



**Vendor's Solicitors**

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