



SITUATION

Located close to the junction with Dell Road amongst such multiples as **Sainsbury's Local**, **Euronics**, **Co-operative Food**, **Ladbrokes** and **The Post Office** and a variety of independent retailers, just a few hundred yards from Stoneleigh Main Line Rail Station. Stoneleigh lies midway between Ewell and Worcester Park, approximately 14 miles south-west of central London.

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 **Deep Rear Yard** upon which currently stands 3 sheds (**see Note**) which can be accessed via a rear service road.

ACCOMMODATION

Site Depth Approx. 144 ft

Ground Floor Shop

Gross Frontage 21'0"

Internal Width 20'3"

Shop Depth 38'8"

Built Depth 45'8"

WC

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, sep. WC

(GIA Approx. 1,175 sq ft)



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Kimberley as a Pet Shop** for a term of 20 years from 29th September 2012 (**in occupation for 31 years**) at a current rent of **£15,500 per annum** exclusive.

Rent Reviews 2020 and 4 Yearly

Note: There is potential to build on the rear yard, subject to obtaining possession and any necessary consents.

£15,500 per annum

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

Vendor's Solicitors

DWFM Beckman Solicitors

Tel: 020 7408 8888 Ref: D. Freedman

Email: david.freedman@dwfmbeckman.com

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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**