



SITUATION

Located close to the junction with High Street, opposite **Lloyd's Bank** and **Nando's** and amongst such multiples as **William Hill** and a host of local traders as well as being just a short walk from Epsom Train Station (South Western Railway and Southern Lines).

In addition, the property is just a few yards from the multiple retailers in the High Street which include **Pret A Manger**, **Starbucks**, **McDonald's**, **Santander** and **JD Sport**.

Epsom is a busy and prosperous suburban town located approx. 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

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	14'5"
Shop Depth	37'1"
Built Depth	40'4"

First Floor Ancillary

Area	Approx 475 sq ft
WC	



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J. & S. Joshi as a Health Food Shop** for a term of 42 years from 25th March 1979 at a current rent of **£20,000 per annum** exclusive.

Note: The lessees have been in occupation for over 30 years.

£20,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Taylor Rose TTKW

Tel: 020 3540 4444 Ref: Daniel Zysblat

Email: daniel.zysblat@taylor-rose.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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**