



SITUATION

Located close to the junction with Tolworth Close in this well established retail parade amongst such multiple traders as **Betfred, Iceland, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex. Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames with easy access to the M25 (Junction 10).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** at first and second floor levels. In addition, the property includes a **Rear Yard for parking/loading** accessed via a service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 17'1" Shop Depth 57'2" Built Depth 66'7" WC	Mr S. Abud Rasol (Computer repairers having 2 branches)	15 years from 29th December 2016	£18,000	Effectively FRI Rent Reviews 2021 and 2026. Tenant's Break 2026. £4,500 Rent Deposit held.
No. 17a (First and Second Floor Flat)	Not inspected	2 Individuals	125 years from 25th March 1988	£50	Repairing (refer to Auctioneers) and Insuring Rent rises by £25 every 25 years
				Total: £18,050	



£18,050 per annum

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

Joint Auctioneers

Cyril Leonard
Tel: 020 7408 2222 Ref: Rebecca Stout
Email: rebecca.stout@cyrilleonard.co.uk

Vendor's Solicitors

DMH Stallard LLP
Tel: 020 7822 1500 Ref: Mervyn Harris
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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