



## 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. 19 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'7" 17'2" 57'2" 66'7"	Mr P. Sritharan (Takeaway)	15 years from 10th August 2014	£18,000	Effectively FRI Rent Reviews August 2019 and 2024. £6,572.07 Rent Deposit held.
No. 19a (First and Second Floor Flat)	Not inspected					
					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  
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### Vendor's Solicitors

DMH Stallard LLP  
Tel: 020 7822 1500 Ref: Mervyn Harris  
Email: mervyn.harris@dmhstallard.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