



## SITUATION

Located close the junction with Tolworth Close in this well established retail parade, adjacent to **Betfred** and amongst such other multiple traders as **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 Garage** 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. 27 (Ground Floor Shop & Garage)	Gross Frontage 17'7" Internal Width 16'11" Shop Depth 38'10" Built Depth 66'7" WC <b>Plus Garage</b>	<b>Mr S Singh (Vape Shop having 2 branches)</b>	15 years from 14th September 2017	£19,250	Effectively FRI <b>Rent Reviews 2022 and 2027.</b>
No. 27a (First and Second Floor Flat)	Not inspected	<b>2 Individuals</b>	125 years from 25th March 1988	£50	Effectively FRI <b>Rent rises by £25 every 25 years.</b>
				<b>Total: £19,300</b>	



**£19,300** 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