

Freehold for sale by public auction (unless sold prior)
Wednesday 17th July 2019 at 1pm
(Main Auction commences 12pm)
For enquiries, please call **020 8492 9449**

Auction Venue:
Churchill Hyatt Regency London
30 Portman Square, London W1H 7BH

**Barnett
Ross**

Auctioneers

Lot A

**79/81 High Street, Banstead,
Surrey SM7 2NL**

***Reserve below £1,000,000**
6 week completion



SITUATION

Located within the town's principal shopping thoroughfare, adjacent to **Thomas Cook** and amongst such other multiples as **Boots Pharmacy, Costa Coffee, Domino's, Specsavers, Tesco Express, HSBC, Superdrug, Waitrose** and others.

Banstead is a popular and prosperous Surrey commuter town adjacent to the A127 approx.13 miles south-east of central London and with easy access to the M25 (Junction 8).

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops with a large rear extension** together with separate rear access to **2 Self-Contained Flats** each planned on first and second floor levels. In addition, the property benefits from use of a rear service road.

TENANCY

The entire property is let on a full repairing and insuring lease to **Santander UK PLC (having 614 branches) (T/O for Y/E 31/12/18 £7.43bn, Pre-Tax Profit £1.57bn and Shareholders' Funds £15.82bn)** for a term of 25 years from 26th March 1994 (**Holding Over**) at a current rent of **£73,500 per annum** exclusive.

Note 1: Santander sublet the front section of shop No. 81 to Fadi Limited (Tailors having 4 branches) on a lease that expired on 24th March 2019 outside s.24-28 of the L & T Act 1954.

Note 2: Santander sublet the flats on ASTs.

£73,500 per annum

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

No. 79 – Ground Floor L-Shaped Shop

Gross Frontage	18'6"
Internal Width	17'6"
widening to	35'0"
Built Depth	70'9"
Area	Approx. 2,009 sq ft ²

No. 81 – Ground Floor Shop

Gross Frontage	18'6"
Internal Width	17'6"
Area	Approx. 207 sq ft ²

No. 79A – First & Second Floor Flat

2/3 Bedrooms (the front bedroom has been subdivided), Living Room, Dining Room, Kitchen, Bathroom/WC.
Area 968 sq ft³

No. 81A – First & Second Floor Flat

2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC.
Area 893 sq ft³

¹Not inspected by Barnett Ross. ²Area taken from VOA. ³Area taken from EPC.

Note 3: We understand a shop at 32 High Street (989 sq ft) was let in Nov. 2018 at £38,000 p.a. and a shop at 111 High Street (874 sq ft) was let in July 2018 at £32,500 p.a.

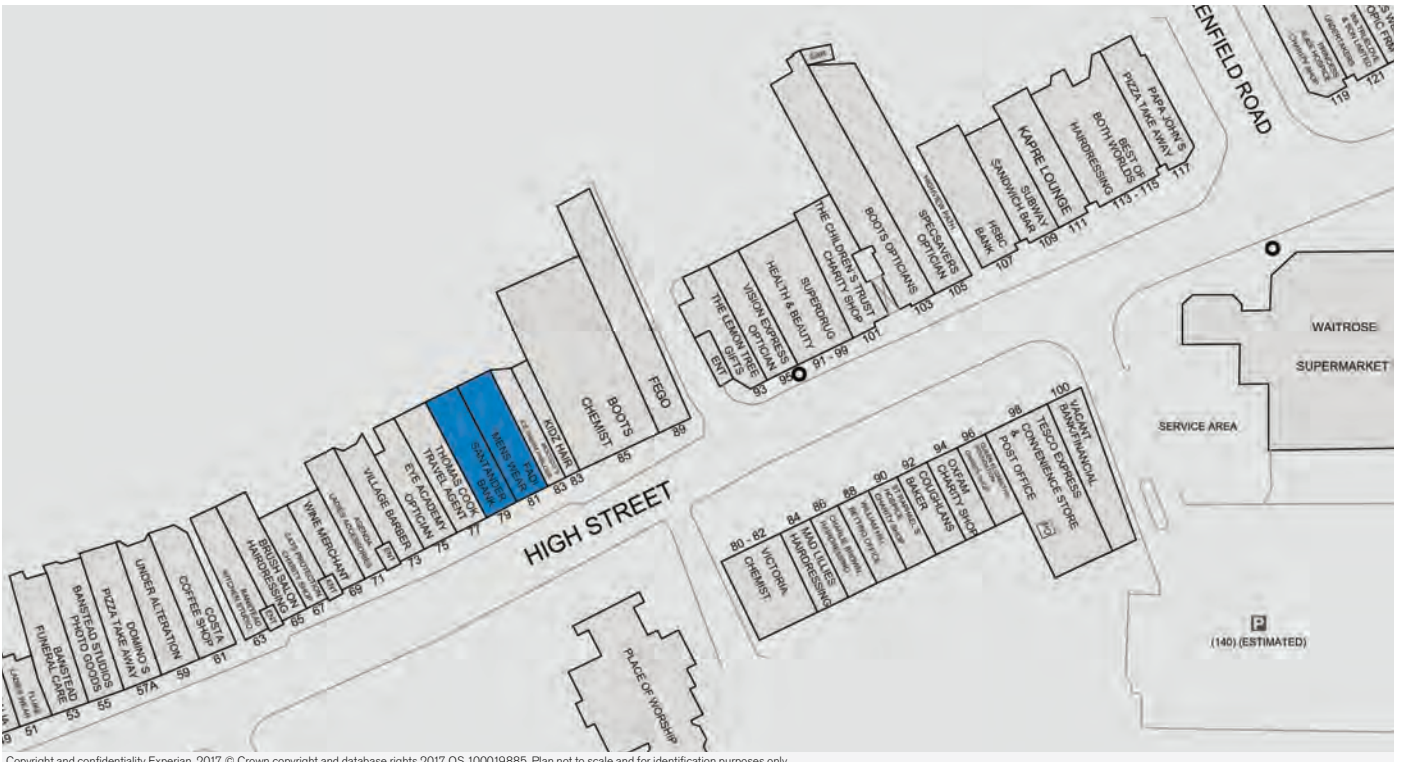
Note 4: We are informed that Flat 58a High Street (1,045 sq ft) was sold in April 2019 for £368,000.

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
General Conditions and Memorandum as per Barnett Ross Catalogue 17th July 2019
***Refer to points 9 and 10 in the 'Notice to all Bidders' page in Main Catalogue**

Lot A

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Vendor's Solicitors

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