



SITUATION

Located close the junction with Princes Avenue in this well established retail parade amongst such multiple traders as **Ladbroke's, William Hill, Iceland, Esso/Tesco** as well as being approx. 350 yards from the Tolworth Tower complex which includes a **Mark & Spencer Food Hall**. 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 to a **Self-Contained Flat** at first floor level which includes hatch access to a **Loft** (see Note 1). In addition, the property includes a **Rear Garage** and use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'9"
Internal Width	19'9"
Shop Depth	39'9"
Built Depth	69'5"
Rear Store Area	Approx. 270 sq ft
WC	
Garage	12'7" x 21'6"

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Loft¹
(GIA Approx. 600 sq ft)

¹The loft has not been inspected by Barnett Ross.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. K. Saleh as a Dry Cleaners** for a term of 15 years from 24th June 2007 at a current rent of **£20,000 per annum** exclusive.

Note 1: There is potential to create additional living accommodation in the Loft similar to other neighbouring properties, subject to obtaining the necessary consents.

Note 2: The tenant advised the flat is currently sublet.

£20,000 per annum

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

Joint Auctioneers

Wallakers Commercial
Tel: 020 8399 5381 Ref: Seamus Mullaney
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Vendor's Solicitors

Russell-Cooke Solicitors
Tel: 020 8546 6111 Ref: Roger Ford
Email: roger.ford@russell-cooke.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