



## SITUATION

Occupying a prominent position on the A240 Kingston Road at the junction with Bradford Drive amongst a host of local traders and being approx. 1/2 mile from Stoneleigh Mainline Station (South Western Railway).

Ewell is an affluent commuter town being approx. 3 miles west of Sutton and 14 miles south-west of central London.

## PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access via Highfield Drive to a **Self-Contained Flat** at first floor level which includes hatch access to a **Loft** (see Note).

In addition, there is a rear detached **Garage/Workshop and enclosed yard area** which can also be accessed from Highfield Drive and there is lay-by car parking at the front of the property.

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

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	28'8"
Internal Width	26'10"
narrowing at rear to	13'11"
Shop Depth	28'6"
Built Depth	39'6"
Area	Approx. 750 sq ft

WC and External Store

### Rear Garage/Workshop

Area	Approx. 255 sq ft
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### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 610 sq ft <b>plus Loft</b> (see Note)

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## Vacant Shop, Flat & Garage/Workshop

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

### Joint Auctioneers

Wallakers Commercial  
Tel: 020 8399 5381 Ref: Seamus Mullaney  
Email: smullaney@wallakerscommercial.com

### 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**