



SITUATION

Located at the junction with Rydens Grove, approx. 1/2 mile from Hersham Green Shopping Centre, occupying a prominent trading position within a parade of local traders, all serving the surrounding residential area.

Hersham is a suburb of Walton-on-Thames which lies between Kingston and Weybridge, within easy reach of the M3 and is approx. 18 miles south-west of central London.

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Flat** on the entire first floor above both shops.

In addition, the property includes a rear hard standing area for parking 1 car (to the rear of the vacant shop), a **19' front forecourt** and use of a rear service road allowing vehicular access for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Former Betting Shop (Right Shop)	Gross Frontage 13'10" Internal Width 12'8" Shop Depth 33'9" Built Depth 41'0" 2 WCs Plus rear hard standing area for parking 1 car and a 19ft deep forecourt (in front of the Right Shop).				Includes air-conditioning units (not tested).
VACANT					
Ground Floor Shop (Left Shop), 19ft deep front forecourt (in front of Left Shop) & First Floor Flat (above both Shops)	Not inspected	H. Bak	999 years from 18th November 1985	Peppercorn	FRI

Vacant Shop

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Harold Benjamin Solicitors
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**