



SITUATION

Opposite the junction with Dudley Road in the town centre, nearby branches of **Costa, Greggs, William Hill, Coral, Sainsbury's Local, Wimpy** and a host of independent retailers.

Ashford is a popular suburb which lies some 14 miles south-west of central London and enjoys excellent road access being within 2 miles of both the M3 (Junction 1) and the M25 (Junction 13), as well as being only 1 mile from Heathrow Airport.

PROPERTY

A predominantly detached building comprising a **Deep Ground Floor Former Bank** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

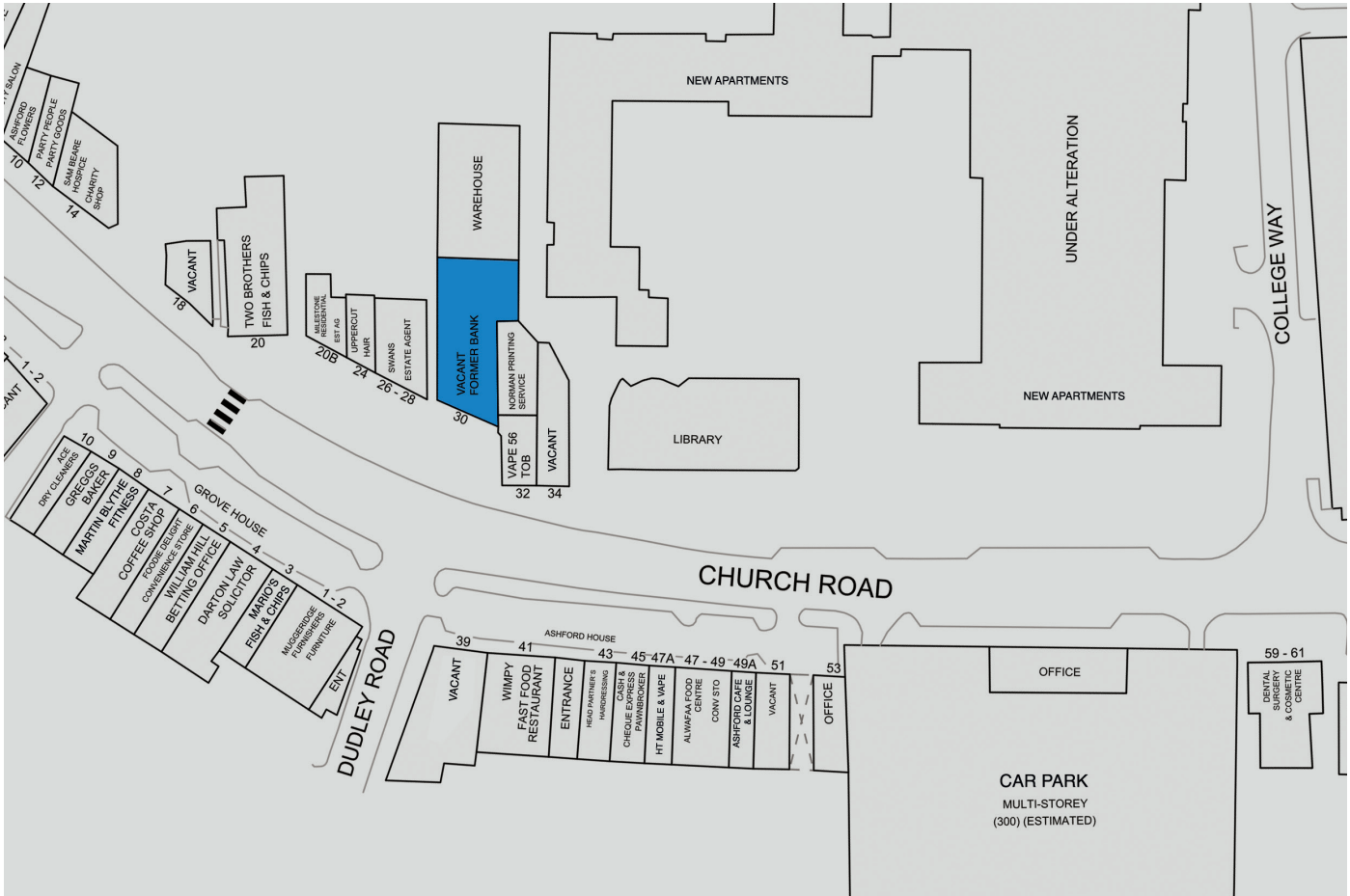
Vacant Former Bank and 1 Valuable Reversion

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bennett Oakley
Tel: 01444 235 232 Ref: Matthew Webb
Email: mw@bennettoakley.co.uk

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Ground Floor Former Bank)	Gross Frontage 34'4" Internal Width 30'5" Shop Depth 58'10" Built Depth 85'5" Sales Area Approx. 1,690 sq ft Ancillary Area Approx. 344 sq ft Total Area Approx. 2,034 sq ft WCs			VACANT	
No. 30a (First Floor Flat)	Not inspected.	Individual(s)	189 years from 25th March 1986	£100 (rising to £150 from 2052, then a peppercorn from 2085)	FRI
No. 30b (Second Floor Flat)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC.	Individual(s)	99 years from 25th March 1986	£100 (rising to £150 in 2052)	FRI Valuable reversion in approx. 63 years.
Electricity Substation	Not inspected.	Southern Electric Power Distribution Plc	125 years from 20th December 1985	Peppercorn	See Lease in Legal Pack
				Total: £200 plus Vacant Former Bank	

