



SITUATION

Occupying a prominent position on the corner with Clarendon Road nearby a branch of **NatWest** and a wide variety of independent traders and less than 100 yards from Ashford Station (South Western Railway). 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 corner building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to **2 Self-Contained Flats** on first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 37'3" Internal Width 33'2" narrowing at rear to 15'0" Shop Depth 41'5" Built Depth 50'8" WC	M. J. King (t/a CJ's Pet Food Supplies)	10 years from 18th December 2009	£10,000	FRI Holding over. £2,500 Rent Deposit held. See Note 1.
Flat 5a	Not inspected	Individual	126 years from 29th September 1985	£150 (rising to £300 in 2051 & £450 in 2084)	FRI
Flat 5b	Not inspected	Individual	110 years from 29th September 1985	£150 (rising to £300 in 2051 & £450 in 2084)	FRI Valuable Reversion in approx. 70 years
				Total: £10,300	

Note 1: The Tenant also occupies the adjacent shop (No. 4 Station Parade) which he uses for storage of stock.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.



**£10,300 p.a. plus
1 Valuable Reversion**

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

Vendor's Solicitors

HCB Solicitors

Tel: 020 8907 4366 Ref: Sepideh Doostgharin

Email: sepidehdoostgharin@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**