



**SITUATION**

Located on the A240 in an established parade, close to the junction with Ruxley Lane, opposite a **Co-Op Foodstore** and amongst a variety of local traders. Epsom lies some 14 1/2 miles north-west of Guildford and 14 miles south-west of Central London and enjoys excellent road access via the M25 and the A24.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with double doors to rear for drive-in access. In addition, there is separate front and rear access to a **Self-Contained Flat** at first floor level and the property benefits from a rear yard with parking for approx. 4 cars and a rear service road for unloading.



**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'6" Internal Width 16'1" Shop Depth 26'8" Built Depth 37'8" WC				<b>VACANT</b>
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 1st November 2011	£7,500	

<b>TOTAL</b>	<b>£7,500 Plus Vacant Shop</b>
--------------	------------------------------------

**£7,500 per annum  
Plus Vacant Shop**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Israel Strange & Conlon - Tel: 020 7833 8453  
Ref: I. Strange Esq - Email: ianstrange@isclawyers.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts