

6 WEEK COMPLETION



SITUATION

Located in this well established parade on the east side of Malden Road which includes a **Martins** and a **Co-Op** in this busy thoroughfare linking New Malden to Worcester Park. A **new Tesco Express** is currently being fitted out adjacent to the property and is due to start trading from approximately February 2013.

Worcester Park is an affluent suburb which lies between the A3 and A24, only 3 miles from Kingston-upon-Thames.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop (A1 & A2 Use) with Pavement Forecourt** and separate front and rear access to a **Self-Contained Upper Part (currently offices, but due to be converted into residential use)**. In addition, the property includes a rear yard and there are parking bays to the front.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 58'10" Internal Width 54'9" (max) narrowing at rear to 35'8" Shop & Built Depth 27'4" (max) 2 Kitchenettes 2 WCs	Surrey Independent Advisers Ltd	1 year and 6 months from 1st August 2012 (In occupation for over 15 years)	£22,000	Repairing & Insuring The lease is outside s. 24-28 of L & T Act 1954.
First Floor Upper Part and Rear Yard	Not inspected	C. R. Duxberry & C. S. Duxberry as trustees of the Surrey Independent Advisers Pension Fund	999 years from 1st August 2012	£100	FRI Rent doubles every 25 years

TOTAL £22,100

Note: If required, the ground floor can easily be returned to 2 single shop units.

£22,100 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

JOINT AUCTIONEERS
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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