

6 WEEK COMPLETION
FIRST TIME ON THE MARKET FOR 60 YEARS



SITUATION

Located on this busy industrial estate close to the junction with Staines Road West and a short distance from Sunbury Main Line Station.
Sunbury is an affluent suburb which lies some 14 miles south-west of Central London midway between Weybridge and Twickenham.

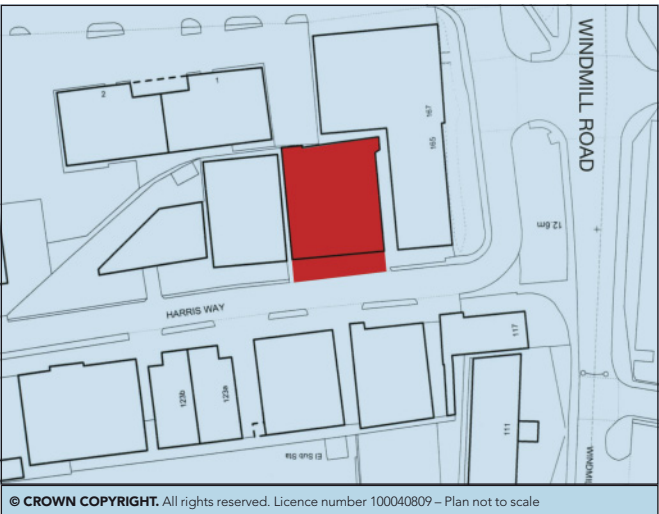
PROPERTY

An impressive detached **former headquarters building** currently arranged as a mixture of **Office and Storage Accommodation** on the ground and 2 upper floors. In addition there is forecourt parking for 6 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: Floor plans available from Auctioneers upon request.



£51,356 p.a. plus
Vacant Rear
Second Floor

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**

TENANCIES & ACCOMMODATION

Property	Accommodation			Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Part Ground Floor and Entire First Floor	GIA	Approx	3,380 sq ft	Esmond Hellerman Ltd	21 years from 21st December 1994 (In occupation for 60 years)	£22,000	Rent Review December 2012
	GIA	Approx	4,560 sq ft				
	Total GIA	Approx	7,940 sq ft				
Part Ground Floor	GIA	Approx	690 sq ft	Kiddi Karts Ltd	3 years from 4th December 2010	£5,800	£480 per annum insurance contribution. £260 per annum service charge contribution
Part Ground Floor	GIA	Approx	700 sq ft	Rivermead Supplies Ltd	3 years from 7th December 2010	£6,300	£240 per annum service charge contribution
Part Ground Floor	GIA	Approx	375 sq ft	A P Farminer	3 years from 21st March 2011	£3,080	£156 per annum insurance contribution. £180 per annum service charge contribution
Part Ground Floor	GIA	Approx	200 sq ft	E Varley	Expired 23rd June 2011 (Holding Over)	£1,460	£52 per annum insurance contribution
Second Floor Front	GIA	Approx	990 sq ft	Metainy Maintenance Ltd	3 years from 7th January 2011	£12,716	Plus insurance
Second Floor Rear	GIA	Approx	1,045 sq ft	VACANT			
	TOTAL GIA APPROX 14,600 SQ FT				TOTAL	£51,356 plus Vacant Rear Second Floor	