

6 WEEK COMPLETION



SITUATION

Located on the corner of School Road and Upper Village Road, just off the High Street and opposite a small public car park, serving the surrounding sought after residential area. Sunninghill is a pretty village in the Berkshire Commuter Belt, just under 2 miles from Ascot, 4 miles from Wentworth and 5 miles from Bagshot, with easy access via the A330 to the M3 (Junction 2) and M25 (Junction 12).

PROPERTY

An attractive corner building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on rear ground and first floor level.

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 32'6" Internal Width 31'4" Shop Depth 21'2" WC	Lodge Motor Company Ltd t/a House (Ladies Hair Salon)	5 years from 24th June 2011	£12,500	FRI
Rear Ground & First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 24th December 1992	£100	FRI Rent doubling every 25 years
TOTAL				£12,600	

£12,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**



JOINT AUCTIONEERS
Reiff & Co, 36 Manchester Street, London W1U 7LH
Tel: 020 7487 9770 Ref: A. Reiff Esq
VENDOR'S SOLICITORS
Nicholas & Co – Tel: 020 7323 4450
Ref: N. Nicholas Esq – Email: nick@nicholassolicitors.com

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 £350 (including VAT) upon exchange of contracts