

**6 WEEK COMPLETION**



**SITUATION**

In a pleasant residential area being part of a long established shopping centre off the main A3, midway between Kingston and Raynes Park.

**PROPERTY**

A **Ground Floor Shop** with tiled floor and air conditioning and with the benefit of front service road parking.

**ACCOMMODATION**

**Ground Floor Shop**

Internal Width                      17'2"  
Shop Depth                            31'10"  
Kitchen & WC

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

**TENURE**

**Leasehold for a term of 125 years from 24th June 1988 at a fixed ground rent of £10 per annum (thus having approx 100 years unexpired).**

**£11,000 pa rising to  
£12,000 pa in 2015**

The Surveyors dealing with this property are  
**NICHOLAS BORD** and **JONATHAN ROSS**

**TENANCY**

The property is let on a full repairing and insuring lease to **P. Kates as a ladies hairdresser** for a term of 15 years from 16th September 2010 (**See Note**) at a rent of **£11,000 per annum** exclusive rising to **£12,000 per annum in 2015 and with a Rent Review in 2020.**

**Note : The lessee has been established in the premises for over 35 years.**



View along parade

**VENDOR'S SOLICITORS**  
Gullands – Tel: 01622 678341  
Ref: P. Burbidge Esq. – Email: pburbidge@gullands.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