

6 WEEK COMPLETION



SITUATION

Located close to the junction with Dell Road and amongst such multiples as **Budgens, Co-Operative Food, Ladbrokes** and a **Post Office** and just a few hundred yards from Stoneleigh Main Line Station. Stoneleigh lies midway between Ewell and Worcester Park, approximately 14 miles south-west of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on first and second floors which benefits from uPVC double glazing. The property includes a **Rear Garden** and **2 Garages** accessed via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'1"
Internal Width	17'5"
Shop Depth	38'11"
Built Depth	45'11"
WC	

First and Second Floor Flat

5 Rooms, Kitchen, Bathroom and separate WC
Plus 2 Garages

£15,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Nima (Malden) Limited (with personal Guarantor) as a Chemist and Pharmacy (having 3 branches)** for a term of 15 years from 25th March 1999 at a current rent of **£15,000 per annum** exclusive.

Rent Review 24th March 2014 (date of lease expiry – Landlord quoted £22,500 p.a.)

Note 1: The tenant also trades from the adjoining/interconnecting shop (No. 58) but this is not included in the sale.

Note 2: There is potential to convert the upper part into 2 flats, subject to obtaining possession and the necessary consents.

Note 3: We understand the tenant sublets the flat.



JOINT AUCTIONEERS
Levinson & Co 9 Bentinck Street, London W1U 2EL
Tel: 020 7486 3675 Ref: A. Levinson Esq
Email: graham.levinson@btconnect.com

VENDOR'S SOLICITORS
Fishman Brand Stone - Tel: 020 7935 4848
Ref: R. Stone Esq - Email: rgs@fishmanbrandstone.com