

6 WEEK COMPLETION



**SITUATION**

Occupying a prominent location opposite the junction with Matham Road amongst a variety of specialist traders. East Molesey is an attractive residential area located 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, close to Hampton Court and approximately 17 miles from central London.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor.

**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 19'6" Internal Width 18'4" Shop Depth 29'6" Built Depth 45'11" WC Kitchen	<b>M. Mugunthan (Premier Express Convenience Store)</b>	12 years from 19th October 2012	£10,000	FRI <b>Rent Reviews 2016 and 4 yearly There is a rent deposit of £833.33 held.</b>
First Floor Flat	Not Inspected	<b>Individual</b>	999 years from 3rd May 2007	Peppercorn	FRI
<b>TOTAL</b>				<b>£10,000</b>	



**£10,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Sylvester Amiel Lewin & Horne LLP – Tel: 020 8446 4000  
Ref: B. Lewin Esq – Email: brucelewin@sylvam.co.uk

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 £500 (including VAT) upon exchange of contracts