

Interior view



SITUATION

Occupying a prominent position in the town centre, opposite the junction with the pedestrianised section of High Street which hosts a large variety of multiples including **Argos, Martins, Santander, Greggs, Carphone Warehouse, NatWest** and the **Swan Shopping Centre**.

Leatherhead is an affluent town located a few miles north of Dorking and approx. 18 miles south-west of central London.

PROPERTY

Forming part of an attractive terraced building comprising a **Deep Ground Floor Shop** with **Store/Office** at rear first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'5"
Internal Width	21'8"
widening at rear to	32'4"
Shop Depth	75'6"
Built Depth	94'1"
Area	Approx. 1,575 sq ft
2 WCs	

Rear First Floor

Office/Store Area	Approx. 280 sq ft
-------------------	-------------------

VAT is payable in respect of this Lot (TOGC available)

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

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

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **C. J. Ray & M. T. Ray t/a Southbank Glass and China** for a term from 3rd January 2006 to 31st December 2025 (**see Note**) at a current rent of **£35,400 per annum** exclusive.

Rent Reviews January 2016 and 2021

Note: The lessee has been in occupation for 10 years and traded in Leatherhead for 28 years.



View from pedestrianised High Street

VENDOR'S SOLICITORS
Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: S. Iwanier – Email: si@bnilaw.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