



SITUATION

Located at the junction with Salisbury Road on the eastern side of the High Street.
Godstone is an affluent historic Surrey village approx 1 mile to the south of the M25 (Junction 6).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor Plus Forecourt Parking for 5-6 Cars	Ground Floor Shop Internal Width 16'6" Shop and Built Depth 45'5" Area Approx. 670 sq ft WC Lower Ground Floor Area Approx. 685 sq ft Total Area Approx. 1,355 sq ft				<p style="text-align: center;">VACANT</p> <p>Note 1: There may be potential to convert the shop to Residential Use by way of Permitted Development, subject to prior approval.</p> <p>Note 2: The Ground Floor & Lower Ground has recently been refurbished including 'tanking' of part of the Lower Ground.</p>
Flats A, B & D (3 Flats)	Not Inspected	Various	Each expiring between December 2082 & 2094	£300 (£100 per flat)	
Flats C & E (2 Flats)	Not Inspected	Various	Each expiring 24th December 2178	£200 (£100 per flat)	Each FRI

TOTAL	Vacant Retail Unit plus £500 p.a.
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Note 3: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have NOT reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Vacant Retail Unit (see Note 1)

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

RAYNERS
01737 222896

JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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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