



SITUATION

Located at the busy intersection of North Street and Station Road, directly opposite a new **Lidl Supermarket**, close to branches of **Lloyds Bank**, **NatWest** and **HSBC** and only a minutes' walk from the main pedestrianised retail area and the **Swan Shopping Centre**.

Leatherhead is an affluent town located just off the main A24 some 5 miles north of Dorking, 4 miles south-west of Epsom and 20 miles south-west of Central London, enjoying easy access to the M25 (J9).

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit plus Basement	Ground Floor Retail Unit Gross Frontage 84'8" Internal Width (Middle) 66'5" Shop Depth 49'9" (max) Area Approx. 2,200 sq.ft. WC Basement – Not inspected	Hamsey Trading Ltd (Bedroom Furniture, Mattresses & Bedding) (Having 7 branches) (See Tenant Profile)	15 years from 3rd March 2009	£45,000	FRI Rent Review 2019
First & Second Floor (7 Flats)	3 x 1 bed flats 4 x Studio flats	Various	Each 125 years from 1st January 2009	£700	Each FRI Each £100 p.a. doubling every 25 years
TOTAL				£45,700	

PROPERTY

An attractive period detached building virtually re-built in 2008 and comprising a **substantial Ground Floor Retail Unit** with excellent window frontage and **Basement (trap door access)**, plus separate side access to **7 Self-Contained Flats** at first and second floor level.

FREEHOLD

Note: Planning consent was granted in 2006 for change of use from A1 Retail to A3 Restaurant but this has now lapsed.

TENANT PROFILE

Hamsey Trading Ltd are a family run business established over 45 years ago and have now become the premier supplier of Beds, Furniture & Mattresses throughout the South East, generating sales both online and within their stores. For the year ending 29 Feb 2016 they reported Turnover of £3,780,961, Pre-tax Profit of £273,296 and Shareholders' Funds of £1,393,167. **Visit: www.hamseys.co.uk**

£45,700 per annum

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

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

View Opposite the Property



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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