

POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY



**SITUATION**

Located close to the junction with Epsom Road and at the beginning of the pedestrianised section of the High Street where there are a variety of multiple and local retailers including **Tops Pizza, Oxfam, Superdrug, William Hill, The Salvation Army** and nearby **The Swan Shopping Centre**. Leatherhead Station, with its regular services to London Victoria and Waterloo Stations, is within ½ mile distant. 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).

**PROPERTY**

A single storey building comprising a **Ground Floor Commercial Unit**.

VAT is NOT applicable to this Lot

**FREEHOLD**

**£3,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

**ACCOMMODATION**

**Ground Floor**

Gross Frontage	10'9"
Internal Width	8'11"
Shop Depth	14'11"
Built Depth	18'2"
WC	

**TENANCY**

The entire property is let on an internal repairing and insuring lease to **Lesley Pennington as a Chiropodist/ Podiatrist** for a term of 3 years from 29th September 2004 (Outside s.24-28 L & T Act 1954 – Holding Over) at a current rent of **£3,000 per annum** exclusive.

**Note: There may be potential to add a first floor for Residential Use, subject to obtaining possession and the necessary consents.**

**VENDOR'S SOLICITORS**  
Gunner Cooke LLP – Tel: 03330 143 401  
Ref: E. Lopian – Email: eliot.lopiam@gunnercooke.com

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