



SITUATION

Located close to the junction with the High Street amongst multiples such as the **Everyman Cinema, Zizzi, Pizza Express, Waitrose, Côte Brasserie, Boots** as well as a variety of local retailers. Esher is an affluent market town approx. 13 miles south-west of central London and is the home of the famous **Sandown Park Racecourse**.

PROPERTY

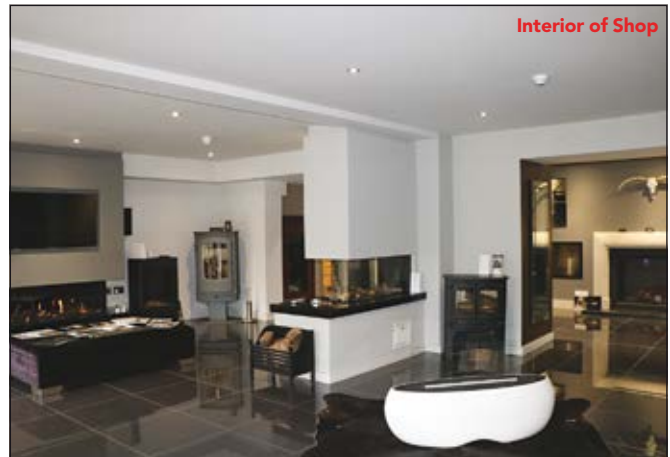
An attractive end of terrace building comprising a **Ground Floor Shop** with separate front and side access to **4 Self-Contained Flats** on part ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 32'11" Internal Width 24'8" Shop Depth 33'0" Kitchen WC	Surrey Hills Fireplaces Ltd (with 2 guarantors)	10 years from 22nd December 2014	£32,000	FRI Rent Review and Tenant's Break 2019
Part Ground, First and Second Floor	4 Flats - Not Inspected	Various	Each 125 years from 1st January 2015	£1,000 (£250 per flat)	Each FRI Rent doubles every 25 years.
TOTAL				£33,000	



Interior of Shop

Note: In accordance with Section 5A of the L & T Act 1987, Notices were served on the lessees and they did not reserve their rights of first refusal.

£33,000 per annum

The Surveyors dealing with this property are **JOSHUA PLATT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Moore Blatch - Tel: 020 3192 5665
Ref: C.Leary - Email: callum.leary@mooreblatch.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 £750 (including VAT) upon exchange of contracts