



SITUATION

In a busy main road position in the Office Sector of the town only a minute's walk from the intersection with High Street and its multiple shopping facilities and close to a **Majestic Wine Warehouse, Office Outlet** and **Royal Mail Sorting Office**.

Epsom is a busy and prosperous suburban town located approximately 7½ miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

PROPERTY

Forming part of this established parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'11"
Internal Width	10'0"
Shop Depth	24'1"
Built Depth	28'1"
WC	

£12,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOSHUA PLATT**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Mr E Gjakaj t/a Bridges Barbers** for a term of 15 years from 3rd January 2018 at a current rent of **£12,500 per annum** exclusive.

Rent Reviews 2023 and 2028

Tenant's Break January 2023

£3,125 Rent Deposit held.

Note: The lessee is currently fitting out and is scheduled to open on the 10th February.

VENDOR'S SOLICITORS

Johns & Saggar LLP – Tel: 020 3490 1475
Ref: Ms Lina Rodriguez – Email: lina.rodriguez@johnsandsaggar.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 £750 (including VAT) upon exchange of contracts