



## SITUATION

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

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 enjoying excellent road access via the M25 (Junction 9) and the A24.

## PROPERTY

Forming part of this established parade comprising a **Ground Floor Unit with D1 Use**.

## ACCOMMODATION

### Ground Floor Unit

Internal Width	12'0"
Shop Depth	28'8"
WC	

**VAT is NOT applicable to this Lot**

## TENANCY

The property is let on a full repairing and insuring lease to **G. P. Pacheco as a Kumon Educational Centre (see Tenant Profile)** for a term of 10 years from 14th November 2018 at a current rent of **£13,000 per annum** exclusive.

**Rent Review and Tenant's Break 2023**



## TENURE

**Leasehold for a term of 999 years from 5th March 2019 at a peppercorn ground rent.**

## TENANT PROFILE

The tenant operates a Kumon franchise which is the UK's largest supplementary education provider, offering individualised Maths and English programmes to help any child of any ability. Kumon currently operate from over 600 Study Centres in the UK (source: www.kumon.co.uk).

**£13,000** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Axiom Stone  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page