



SITUATION

Located to the rear of the well established retail thoroughfare of Brighton Road and linking Balaclava Road with Victoria Avenue in this sought after residential and commercial area.

Surbiton lies nearby the A3 approx. 1 ¼ miles south of Kingston-upon-Thames and approx. 11 miles south-west of central London.

PROPERTY & ACCOMMODATION

A **Single Storey Loft Building** currently used for **Sales and Storage** (see Note 1) with sliding loading doors directly on to Electric Parade.

GIA Approx. 1,240 sq ft.

VAT is NOT applicable to this Lot

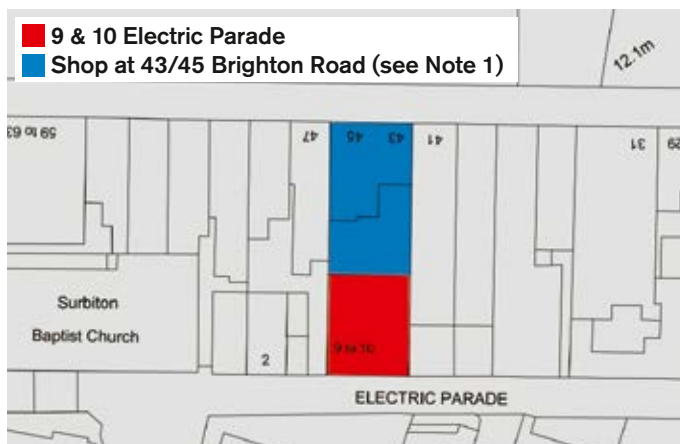
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring to **L. Mead and L. E. Mead** (see Note 1) for a term of 10 years from 29th September 2018 (excl. s.24–28 of L&T Act 1954 – renewal of previous lease – in occupation since at least 1998) at a current rent of **£14,000 per annum** exclusive rising to **£15,000 p.a. in September 2022**.

Note 1: The tenants use the property for sales and storage of items in conjunction with their bed business that trades from the interconnecting shop located directly in front of the property at 43/45 Brighton Road. For the avoidance of doubt, 43/45 Brighton Road is not included in the Freehold Title being offered.

Note 2: There may be potential to convert the property to office or residential use, subject to obtaining possession and the necessary consents.



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**£14,000 p.a. rising to
£15,000 p.a. in 2022**

Joint Auctioneers

Wallakers Commercial
Tel: 020 8399 5381 Ref: Seamus Mullaney
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Vendor's Solicitors

Russell-Cooke Solicitors
Tel: 020 8546 6111 Ref: Roger Ford
Email: roger.ford@russell-cooke.co.uk

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

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