



SITUATION

Located close to the junction with Oakleigh Way in this well established retail parade, adjacent to **Iceland** and amongst such multiple traders as **Betfred, Costa Coffee, Boots, Subway** and **Post Office** as well as a **Marks & Spencer Food Hall** at the Tolworth Tower complex.

Tolworth Station is only 0.4 miles from the property and offers direct services to London Waterloo in under 35 minutes.

Tolworth lies just off the A3 approx. 3 miles south of Kingston-upon-Thames and 1½ miles south-east of Surbiton, with easy access to the M25 (Junction 10).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 20 (Ground Floor Shop and entire First Floor Ancillary)	Ground Floor Shop Internal Width 19'2" widening at rear to 35'4" Shop Depth 148'8" Built Depth 165'6" GIA Approx. 3,348 sq ft ¹ First Floor Ancillary GIA Approx. 6,210 sq ft ¹ incl. WCs Total GIA Approx. 9,558 sq ft¹			VACANT (see Note)	
No. 24 (Ground Floor Shop)	Internal Width 22'6" (max) Shop Depth 124'10" Built Depth 148'8" WC GIA Approx. 3,002 sq ft¹	Capital Cash Limited t/a Cash Converters (Having 42 branches) (T/O for Y/E 30/09/18) £30.3m, Pre-Tax Profit £401,805 and Shareholders' Funds £2.3m)	10 years from 26th November 2010	£28,000	FRI
Second Floor Flat ²	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Norwood Properties Limited	99 years from 25 March 1985	£150	FRI Rent rises to £200 p.a. in 2051 Valuable Reversion in approx. 64¼ years.
				Total: £28,150 plus vacant retail unit & first floor (see Note)	

¹Area supplied by Vendor.

²Not inspected by Barnett Ross.

PROPERTY

A substantial mid terraced building (ex-Woolworths) comprising **2 Large Ground Floor Shops**, one of which has internal access to **Ancillary/Store on the entire first floor**. In addition, there is separate front access to a **Self-Contained Flat on the entire second floor**.

The property includes a rear hard standing area and a covered area for loading accessed from Burwood Close.

VAT is NOT applicable to this Lot

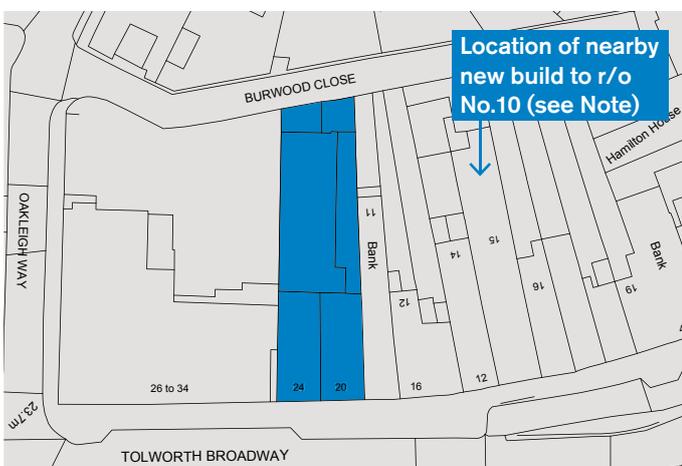
FREEHOLD



NOTE:

The property offers potential for the following:

- Converting the first floor to 2 Self-Contained Flats under Permitted Development Rights.
- Subject to obtaining possession of Shop No. 24 and the necessary consents, there is potential to demolish the existing rear extension and create a new build development of at least 6 Self-Contained Flats fronting Burwood Close. This would be a larger development to the one under construction a few doors away to the rear of No. 10.
- 2 Shops reduced in size from their existing layout.



Residential Development Potential

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

Joint Auctioneers

Kingsbury
Tel: 020 7183 2529 Ref: Chris Inledon
Email: chris.inledon@kingsbury-consultants.co.uk

Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 3522 Ref: Howard Freeman
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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