



## SITUATION

Occupying a prominent trading position close to the junction with Spencer Road, adjacent to **Tesco Metro** and amongst multiples such as **Subway, Poundland, Post Office** and a wide variety of independent retailers, cafés and restaurants.

East Moseley is an attractive residential area which lies on the River Thames some 3 miles north of Esher and 4 miles south of Kingston-upon-Thames being approximately 17 miles from central London.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 120 (Ground Floor Shop and Rear Yard)	Gross Frontage 17'9" Internal Width 16'0" Shop & Built Depth 39'6" External WC	<b>N. Linney (Dry Cleaners)</b>	10 years from 1st October 2018	£15,000	Effectively FRI <b>Rent Review 2023</b>
No. 174 (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 750 sq ft			<b>VACANT</b>	<b>Note 1: A 3 bed flat in the same parade (No. 202) sold for £326,000 in July 2020 (source: rightmove.co.uk).</b>

**Note 2: Refer to Auctioneers for the Virtual Tour of the Flat.**

**Total:  
£15,000 Plus  
Vacant Flat**

**£15,000 p.a. Plus  
Vacant 750 sq ft Flat**

## Vendor's Solicitors

Macroy Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroyward.co.uk

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

