



SITUATION

Accessed directly off the main Kingston Road (A240) and diagonally opposite the junction with Ruxley Lane, at the rear of a shopping parade, including a **Co-operative Food** and nearby an **Aldi**.

Ewell is a popular and sought after south-west London suburb, located approximately 2½ miles north of Epsom and approximately 2 miles south of New Malden.

PROPERTY

Land comprising the **Service Road** serving the adjoining shopping parade and 15 garages.

VAT is NOT applicable to this Lot

FREEHOLD – subject to any rights which may exist thereover.

Note: There is an Electricity Sub-Station situated on the land which is let for a term of 99 years from 25th December 1964 at £1p.a.



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Land/Rear Service Road

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

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'**

Vendor's Solicitors

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