



SITUATION

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

East Molesey is an attractive residential area which lies not far from Hampton Court Palace, some 3 miles north of Esher and 4 miles south of Kingston-upon-Thames, being approximately 17 miles from central London.

PROPERTY

An attractive end of terrace building comprising a **Ground Floor Double Restaurant** with separate rear access to **2 Self-Contained Flats** at first and second floor level.

There is vehicular access for unloading via Candle Mews.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning consent was granted on 4th July 2019 for the sub-division of existing flat (No. 212) into 2 flats (1 × 2 Bed & 1 × Studio), side and rear dormer windows, front roof light and alterations to fenestration.

Copy consent and plans are available from the Auctioneers.

Note: Refer to Auctioneers for video tour of Flat No. 212.

£26,000 per annum
Plus 1 Vacant Flat with Planning

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

St John Legal
Tel: 020 7242 2288 Ref: Mariana Darrer
Email: mariana.darrer@stjohnlegal.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 158/160 (Ground Floor Double Restaurant) ¹	Gross Frontage 38'2" Seating Area Approx 1,318 sq ft ¹ Kitchen Area Approx 228 sq ft ¹ Store Area Approx 267 sq ft ¹ Store Room, WCs Total Area Approx 1,813 sq ft plus Store Room	M. Z. Subhani t/a New Anarkali (Indian Restaurant)	16 years from 19th March 2021 (Renewal of a previous lease – in occupation for over 25 years)	£26,000	FRI Rent Reviews 2025 and 4 yearly.
No. 210 (First and Second Floor Flat)	Not inspected.	Individual	150 years from 1st January 2014	Peppercorn	FRI
No. 212 (First and Second Floor Flat)	5 Rooms, Kitchen, Bathroom, Separate WC GIA Approx. 955 sq ft	VACANT – requires modernisation – see 'PLANNING' section			

¹Not inspected by Barnett Ross. Areas provided by Vendor.

Total: £26,000 plus Vacant Flat