



SITUATION

In this prominent trading position close to the junction with Station Road in the town centre amongst multiples such as **Tesco Express, Subway, KFC, Coral, Sainsbury's Local, Cancer Research** and a host of independent retailers.

Ashford is a popular suburb which lies some 14 miles south-west of central London and enjoys excellent road access being within 2 miles of both the M3 (Junction 1) and the M25 (Junction 13), as well as being only 1 mile from Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	17'9"
Built Depth	37'0"
Area Approx.	602 sq ft
WC	

First & Second Floor Flat

Believed to be 2 or 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **W. Taylor and E. Taylor** for a term of 99 years from 25th December 1936 at a fixed ground rent of **£30 per annum** exclusive.

Valuable Reversion in approx. 14 years.

Note: We understand that the Ground Floor Shop only has been sub-let from 2015 at a rent of £22,000 p.a. exclusive.

**£30 p.a. with Valuable Reversions
in approx 14 years**

Vendor's Solicitors

Gelbergs LLP
Tel: 020 7226 0570 Ref: Colin Ledward
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The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

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'**