



SITUATION

Located at the junction with Gadesden Road within this well established local parade, which includes a **Post Office**, serving the surrounding residential area between Ewell and Epsom town centre.

Epsom is a busy and prosperous suburban town located approximately 7 1/2 miles south of Kingston-upon-Thames and 16 miles south-west of central London and enjoys excellent road access via the M25 (Junction 9) and the A24.

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Detached Garage/Store** located at the rear.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Garage Store	Gross Frontage 18'2" Return Frontage 11'7" Internal Width 16'9" Shop Depth 26'7" Built Depth 35'2" WC Plus Detached Garage/Store	L. Sallomi t/a Speckless Dry Cleaning	10 years from 26th August 2014	£6,000	FRI Note 1: The tenant did not operate the 2020 Break Clause. Note 2: There is a £1,500 Rent Deposit held.
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	125 years from 24th June 1999	£50	FRI Rent rises by £25 p.a. every 25 years.
				Total: £6,050	

£6,050 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

Vendor's Solicitors

Axiom DWFM

Tel: 020 8951 6935 Ref: Ebru Yuruk

Email: eyuruk@axiomdwfm.com

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