



## SITUATION

Close to the junction with Rydens Road in this established and popular shopping parade, nearby branches of **Nisa Local** and **Papa Johns** and a variety of independent retailers, cafés and restaurants. Walton-on-Thames is an affluent suburb which lies between Weybridge and Kingston within easy reach of the M3 (Junction 1) and approximately 18 miles south-west of Central London.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **3 Bed Self-Contained Flat** on the first and second floors. The property includes a **Courtyard** and a hardstanding **Parking Area** for 4 cars.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: Refer to the Auctioneers for the video tour of the flat.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 117 (Ground Floor Shop)	Gross Frontage 18'0" Internal Width 16'9" Shop Depth 46'11" Built Depth 61'11" WC Rear Courtyard and 2 Parking Spaces	<b>I. T. Fox t/a Spirit Hair &amp; Beauty (Hairdressers)</b>	15 years from 6th April 2023 <b>(renewal of a previous lease – in occupation for approx. 20 years)</b>	£16,250	IRI <b>Rent Reviews 2028 &amp; 5 yearly.</b> <b>Tenant's Break 2028</b>
No. 117a (1st & 2nd Floor Flat)	<b>First Floor</b> 1 Bedroom with ensuite Shower/WC, Living Room, Kitchen, Bathroom/WC <b>Second Floor</b> 2 Bedrooms  GIA Approx.1,114 sq ft	<b>Individual</b>	1 year from 31st January 2023 <b>(In occupation for approx. 4 years)</b>	£17,700	AST <b>£1,644.20 Rent Deposit held.</b>
				<b>Total: £33,950</b>	

**£33,950** per annum

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

### 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: Steven Lewis  
Email: steven.lewis@stjohnlegal.co.uk

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'**



Interior View of Ground Floor Shop

