



SITUATION

Located close to the junction with Beaconsfield Road within this well established retail thoroughfare amongst a host of independent retailers and a **Co-Op Supermarket**. In addition, the more extensive retail facilities of Surbiton town centre, which includes Surbiton Rail Station, lies approx. 1 mile to the north.

Surbiton lies within easy access to the A3 approx. 1 1/2 miles south of Kingston-upon-Thames and approx. 11 miles south-west of central London.

PROPERTY

An end of terraced building comprising a **Ground Floor Take-Away** with separate side access to a **Large Self-Contained Flat** on the first and second floors with uPVC double glazing.

In addition, the property includes a Rear Yard.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	30'2"
Internal Width	27'7"
Shop Depth	14'11"
Built Depth	28'7"
WC	
External Store	21'1" (max) x 19'5" (max)

First & Second Floor Flat

First Floor:	2 Bedrooms, Kitchen
Half Landing:	WC
Second Floor:	2 Bedrooms, Bathroom
(GIA of Flat Approx. 1,100 sq ft)	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Gina as a Fish & Chip Take-Away** for a term of 15 years from 27th October 2020 (**with no breaks**) at a current rent of **£24,000 per annum** exclusive.

Rent Reviews 2025 and 5 yearly.

Note 1: We understand the ground floor has been used as a fish & chip takeaway for over 40 years.

Note 2: The tenant also has a coffee shop further along the parade.

Note 3: We understand the tenant uses the flat to accommodate staff and family members.

Note 4: There may be potential to convert the flat into 2 separate flats, subject to obtaining possession and the necessary consents. Refer to Auctioneers for floor plans that the Vendor had commissioned detailing such a scheme.

Note 5: There is a £7,000 Rent Deposit being held.

Note 6: There is a schedule of works in the lease which still has outstanding items that have not been completed – refer to Legal Pack for full details.

Note 7: Refer to Auctioneers for the video tour of the flat.

£24,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Joint Auctioneers

Levinson & Co
Tel: 020 7486 3675 Ref: Keith Bailey
Email: surbitonsurreysurveyor@gmail.com

Vendor's Solicitors

Howell Jones Solicitors
Tel: 020 8549 5186 Ref: Juliet Rayner
Email: julietrayner@howell-jones.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'**

