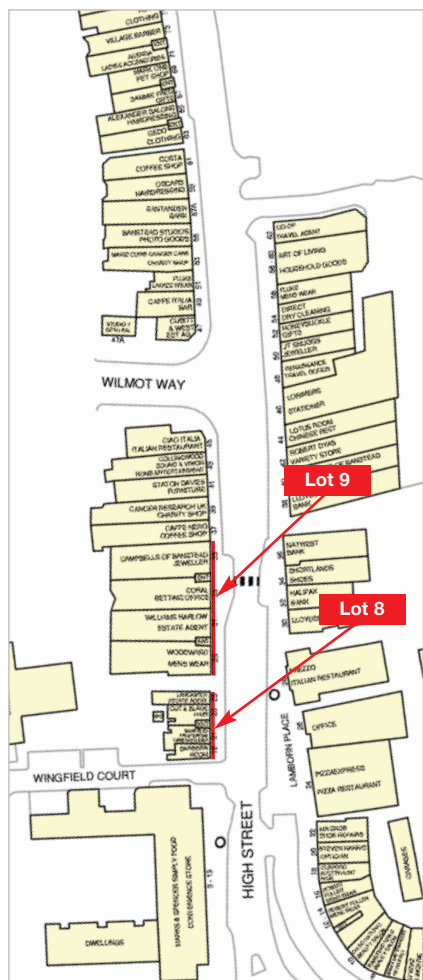


Banstead

19/25 High Street
Surrey
SM7 2NE and
29/35 High Street
Surrey
SM7 2NH

- Fully Let Freehold Parade of Shops
- Comprising eight shop units with residential upper floors (part sold off)
- Includes 2 x three bedroom flats let on Regulated Tenancies
- One vacant flat
- Adjacent to Marks & Spencers
- Rent Review 2035
- Total Current Rents Reserved
£150,429 pa



Tenure
Freehold.

Location

Banstead is a wealthy and prosperous Surrey commuter town, with a population of approximately 46,000, located adjacent to the A217 trunk road, some 15 miles south of Central London and 5 miles north of Junction 8 of the M25. The properties are situated on the north side of the High Street near to its junction with Wingfield Court. There is a 70 space car park within 100 metres of the parade. Occupiers close by include Marks & Spencers, NatWest Bank, Halifax Bank, Caffé Nero, Pizza Express, Cancer Research and Waitrose.

Description

The properties comprise two separate mixed use buildings which are arranged on ground and two upper floors. Each building provides four retail units on the ground floor whilst No. 19-25 provides four self-contained residential units above which have been sold off on long leases.

No. 29-35 provides eight residential units above, 5 of which have been sold off on long leases. The remaining 3 flats are let on regulated tenancies and each comprise four rooms, kitchen and bathroom. The properties benefit from a mixture of yards and parking to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below:

VAT

Please see Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating: Various, Band: Various (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Rent Review/ Reversion	
8	19	CT & KW Kwong	Ground Floor Shop	999 years from 29th September 2006	£100 p.a.	Reversion 3005	
	21	J Nevin & C Nichols	Gross Frontage	6.25 m	(20' 6")	10 years from 1st December 2006 Rent review in the 5th year FR & I by way of service charge	£16,400 p.a. Reversion 2016
			Net Frontage	4.00 m	(13' 2")		
			Shop Depth	9.15 m	(30')		
			Built Depth	9.80 m	(32' 2")		
	23	Regalarch Ltd	Ground Floor Shop	999 years from 29th September 2006	£100 p.a.	Reversion 3005	
	25	CT & KW Kwong	Ground Floor Shop	999 years from 29th September 2006	£100 p.a.	Reversion 3005	
	21a	Individual	First and Second Floor Flat (1)	125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088	Reversion 2127	
21b	Individual	First and Second Floor Flat (1)	125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088	Reversion 2127		
23a	Individuals	First and Second Floor Flat (1)	125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088	Reversion 2127		
23b	Individuals	First and Second Floor Flat (1)	125 years from 25.03.2002	£125 p.a. rising to £375 p.a. by 2088	Reversion 2127		
Lot 8 Total £17,200 p.a.							
9	29	D J Griffiths	Gross Frontage Shop Depth Built Depth	8.10 m 15.90 m 25.90 m	(26' 7") (52' 2") (84' 11")	10 years from 29th September 2007 Rent review in the 5th year FR & I by way of service charge	£34,600 p.a. Reversion 2017
	31	Williams Harlow Limited	Gross Frontage	9.35 m	(30' 8")	20 years from 29th September 1995 Rent review every 5th year FR & I by way of service charge	£29,000 p.a. Reversion 2015
			Shop Depth	11.50 m	(37' 8")		
	33	Coral Estate Limited	Gross Frontage	7.75 m	(25' 5")	10 years from 25th December 2005 Rent review in the 5th year FR & I by way of service charge	£31,600 p.a. Reversion 2015
			Shop Depth	11.50 m	(37' 8")		
	35	I M and R J Pemberton	Gross Frontage	9.65 m	(31' 8")	10 years from 12th October 2003 Rent review in the 5th year FR & I by way of service charge	£22,000 p.a. Reversion 2013
			Shop Depth	5.80 m	(19')		
	29a	Individuals	First and Second Floor Flat (1)			125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088
			First and Second Floor Flat (1)				
	31a	Individual	First and Second Floor Flat – Four Rooms, Kitchen and Bathroom (1)			Regulated Tenancy	£7,702 p.a.
	31b	Individual	First and Second Floor Flat (1)			125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088
	33a	Individual	First and Second Floor Flat – Four Rooms, Kitchen and Bathroom (1)			Regulated Tenancy	£7,702 p.a.
	33b	Individuals	First and Second Floor Flat (1)			125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088
	35a	Vacant	First and Second Floor Flat – Four Rooms, Kitchen and Bathroom (1)			–	–
35b	Individual	First and Second Floor Flat (1)			125 years from 25th March 2002	£125 p.a. rising to £375 p.a. by 2088	
Lot 9 Total £133,229 p.a.							

(1) Not inspected.
NB. Notices have been served under the Landlord & Tenant Act 1987 (as amended) on the residential tenants.

