



### Tenure

Freehold.

### Location

Tadworth is an attractive village on top of the North Downs, close to Walton-on-the-Hill, south of Epsom, having a resident population of some 7,000. Epsom Racecourse is approximately 2 miles to the north.

The property is situated on Cross Road, opposite Corner Farm Close and Tadworth Rail Station.

Occupiers close by include Day Lewis Pharmacy, One Stop Convenience Store (incorporating a Post Office), Barclays and various other local businesses.

### Description

This attractive property is arranged on ground and one upper floor to provide a ground floor shop with a flat above which has been sold off on a long lease.

Please note the shop intercommunicates with 18 Cross Road which does not form part of the property to be sold.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16 Cross Road	A D Foulkes Esq (1)	Gross Frontage (inc ent) 5.85 m Net Frontage 4.40 m Ground Floor (2) 44.80 sq m	(19' 3") (14' 5") (482 sq ft)	A term of years from 29.09.08 to 29.08.15 Rent review 29.09.12 FR&I by way of service charge	£7,350 p.a.  Rent Review 29.09.12
16A Cross Road	An Individual	First Floor Flat	99 years from 25.12.05	£100 p.a.	Reversion 2104

(1) [www.gordonnewman.net](http://www.gordonnewman.net)

(2) Not inspected by Allsop. Area stated has been taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £7,450 p.a.**

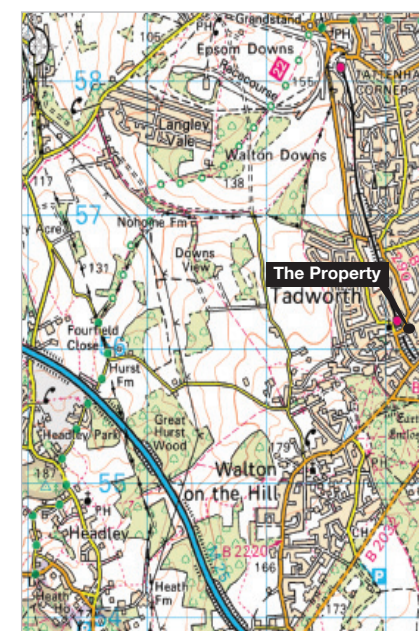
## Tadworth

**16/16A Cross Road  
Surrey  
KT20 5SR**

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Situated opposite Tadworth Rail Station
- Shop lease expires 2015
- No VAT applicable
- Rent Review 2012
- Total Current Rents Reserved  
**£7,450 pa**

**On Behalf of Trustees**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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