



Tenure
Freehold.

Location
North Cheam is a popular commuter town in South West London. The property is located near good transport links with Junction 9 of the M25 8 miles to the south and West Sutton Rail Station 2 miles to the east. The property is situated on the south side of London Road close to its junction with Malden Road. Located 150 metres from the shop is a 20 space car park. Occupiers close by include Greggs, The Cheque Centre, Cotswold Outdoor Wear and Camping Goods, The Post Office, Santander Bank, Ladbrokes Betting Shop and Barclays Bank.

Description
The property is arranged on basement, ground and four upper floors to provide a ground floor retail unit with four upper floors of residential accommodation.

There is a vacant basement of 1,800 sq ft which is subdivided by solid walls to provide 6 rooms and plant and is accessed from the rear. The shop on the ground floor intercommunicates with the adjoining property, which is not included in the sale.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Shop Premises EPC Rating 108 Band E (Copy and Flat EPC's available on website).

Viewings
To be held by appointment only. Please e-mail your viewing request with full contact details to: viewings@allstop.co.uk.

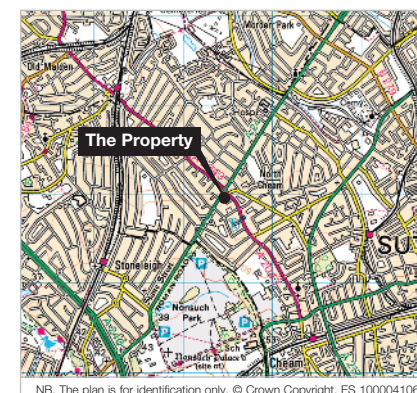
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
450	F & D Interior Design Limited	Gross Frontage 12.2m Net Frontage 8.6 m Shop & Built Depth 19.2 m	(40' 0") (28' 3") (62' 11") 15 years from 25th March 2000 Rent review every 5th year FR & I	£14,675 p.a.	Reversion March 2015
450A	F & D Interior Design Limited	Ground Floor 188.50 sq m	(2,031 sq ft) 10 years from 11th April 2008 Rent review every 5th year FR & I	£13,750 p.a.	Reversion April 2018
Basement	Vacant	Gross Internal Area 167.25 sq m	(1,800 sq ft)		
Flats		Residential	999 years from 01.11.2006	Peppercorn	
Parking Space		Car Parking Space	999 years	Peppercorn	

Total £28,425 p.a.

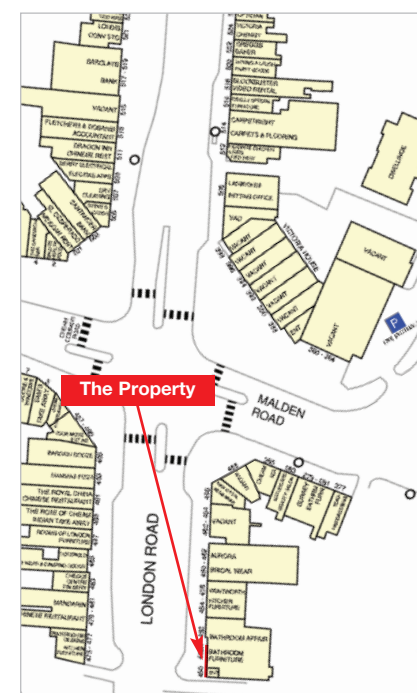
North Cheam 450 & 450A London Road SM3 8JB

- **Freehold Shop Investment**
- Located within centre of North Cheam
- No VAT applicable
- Includes vacant basement
- Total Current Rents Reserved
£28,425 pa

**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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