

**Epsom**  
**223 Fir Tree Road**  
**Surrey**  
**KT17 3LB**

- **Freehold Shop & Residential Ground Rent Investment**
- **Affluent commuter suburb**
- **Comprising a shop and two self-contained flats (sold off on long leases) (5)**
- **No VAT applicable**
- **Shop Reversion 2015**

**Tenure**  
 Freehold.

**Location**  
 Epsom is a well established commercial centre situated approximately 16 miles south-west of Central London and 4 miles north-east of Junction 9 of the M25 motorway. Kingston-upon-Thames lies approximately 5 miles to the north and the A3 trunk road is located 3 miles to the north of the town via the A240 which is predominantly dual carriageway.

**Total Current Rents Reserved**  
**£9,000 pa**

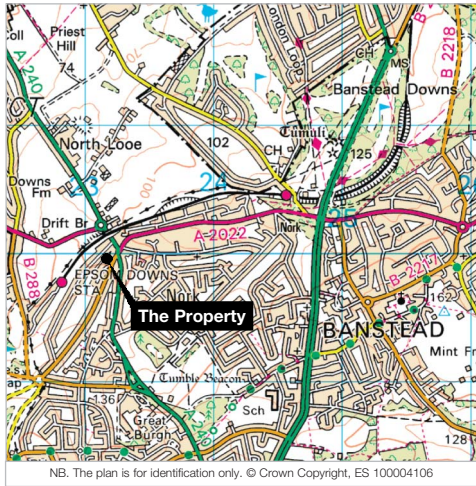
The property forms part of a parade of shops on the west side of Fir Tree Road approximately 2.5 miles from Epsom town centre. Occupiers close by include a wide range of local traders.

**Description**  
 The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above, both sold off on long leases.

**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)

**Seller's Solicitor**  
 Ms C Campbell, TWM Solicitors.  
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No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
223 Fir Tree Road	J N E Townsend & A L Brown	Gross Frontage	7.5 m	(24' 7")	10 years from 12.12.05 Rent review every 5th year. Effectively FR & I	£9,000 p.a.	Reversion 2015
		Net Frontage	6.5 m	(21' 4")			
		Shop Depth	6.2 m	(20' 4")			
223A & 223B Fir Tree Road (1)	Individuals (1)	Two Flats			Each let for 125 from 24th June 1984	Peppercorn	Reversion 2109

(1) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants

**Total £9,000 p.a.**

# afternoon session

Part two commencing at 2.00 pm

**allsop**