



Ashted is an affluent suburb situated some 2 miles north-east of Leatherhead and 2 miles south-west of Epsom. Communications are excellent with the A24 providing access to Epsom and Central London, 17 miles to the north-east and the M25 motorway (Junction 9) is 2 miles to the south-west. Ashted Rail Station provides regular services to London Waterloo.

Occupiers close by include Santander (adjacent), Lloyds TSB and Barclays banks, Lloyds Pharmacy, Help the Aged, Rayner Opticians, Martins, Alldays and a number of local traders.

The property comprises a ground floor lock-up shop and is presently used as a funeral directors.

Gross Frontage	6.35 m	(20' 10")
Net Frontage	5.85 m	(19' 3")
Shop Depth	8.90 m	(29' 3")
Built Depth	11.10 m	(36' 5")
Ground Floor Sales	46.0 sq m	(495 sq ft)
Ground Floor Ancillary & Storage	13.9 sq m	(150 sq ft)

The entire property is at present let to ALAN GREENWOOD for a term of 10 years from 10th March 2011 at a current rent of £19,760 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Website Address: www.alangreenwoodfunerals.com

VAT is not applicable to this lot.

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

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 28 Ashtead**.

- **Freehold Shop Investment**
- Trades as a funeral directors
- Forms part of a local parade
- Adjacent to Santander Bank
- Lease expiry 2021
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£19,760 pa

