

Ashtead 25 The Street

Surrey KT21 2JE



• 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



Tenure

Freehold.

Location

Ashtead 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. Ashtead Rail Station provides regular services to London Waterloo.

The property is situated within a parade of shops and lies on the north side of The Street opposite the junction with Grove Road. 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.

Description

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

The property provides th	e following accommodation	and dimensions:
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)

Tenancy

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.

Tenant Information

Website Address: www.alangreenwoodfunerals.com

VAT

VAT is not applicable to this lot.

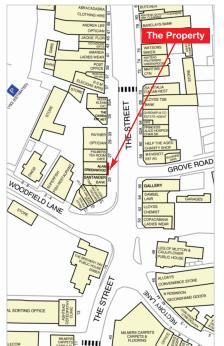
Documents

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

Viewings

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.



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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