

Walton-on-Thames

1-5 Bridge Street

Surrey

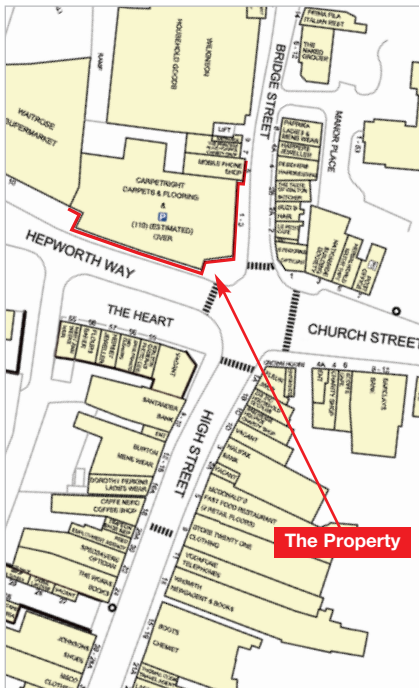
KT12 1AE

- Freehold Town Centre Retail and Car Park Ground Rent Investment with Vacant Offices
- Majority let to Carpetright plc
- Accommodation totalling 2,293.7 sq m (24,692 sq ft)
- Vacant first floor may be suitable for alternative uses (1)
- Car Park Reversion 2069
- Rent Reviews from 2014
- Total Current Rents Reserved

£140,000 pa
Plus Vacant First Floor Offices

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location

Walton-on-Thames is a prosperous and popular town situated between the M3 and A3, 17 miles south-west of Central London. The town also enjoys good rail connections, London Waterloo – 25 minutes. The property is situated in a prominent position at the junction of Bridge Street with Hepworth Way and High Street, in the main retailing area for the town. Occupiers close by include Wilkinsons and Waitrose (both adjacent), Halifax, Santander, McDonald's, Burton's, Caffè Nero on High Street, and Hobbs, LK Bennett, Crew Clothing, Debenhams and Next in The Heart Shopping Centre, which is opposite the property.

Description

The property is arranged on ground and one upper floor together with rooftop car park. It is currently arranged to provide a large ground floor retail unit fronting both Bridge Street and Hepworth Way, a smaller single storey shop unit, fronting Bridge Street, offices and storage on the first floor (which are currently vacant) and a rooftop car park, accessed via a ramp at the rear. The car park interconnects with the rooftop car park over the adjoining building.

Planning (1)

The first floor may be suitable for alternative uses, potentially residential under permitted development rights, subject to obtaining all the necessary consents. All enquiries should be made to the local authority. Local Planning Authority: Elmbridge Borough Council Tel: 01372 474474.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1-3	Carpetright plc	Gross Frontage (to Bridge St) 22.00 m (72' 2") Splay Frontage 8.90 m (29' 3") Shop Depth 39.40 m (129' 3") Built Depth 46.30 m (151' 10") Ground Floor Sales 935.8 sq m (10,073 sq ft) Ground Floor Storage & Loading Bay 200.9 sq m (2,163 sq ft) Total 1,136.7 sq m (12,236 sq ft)	10 years from 17.10.2009 Rent review in 2014 IR & I	£125,000 p.a.	Rent Review 2014
5	M R Vaswani	Gross Frontage 6.39 m (20' 11") Net Frontage 5.46 m (17' 11") Shop Depth 18.18 m (59' 8") Built Depth 24.60 m (80' 8") Ground Floor 126.00 sq m (1,356 sq ft)	10 years from 17.05.2013 Rent review and tenant break option in 5th year IR & I	£15,000 p.a.	Rent Review 2018
First Floor Offices	Vacant	First Floor Offices and Storage (1) 1,031.0 sq m (11,100 sq ft)			
Car Park	Walton & Weybridge UDC (now Elmbridge Borough Council)	Roof Level Car Park Approximately 60 Spaces	99 years from 03.11.1970 Without review FR & I	Peppercorn	Reversion 2069 (55 years)
(1) Not measured by Allsop – Areas from VOA.		Total 2,293.70 sq m (24,692 sq ft)		Total £140,000 p.a.	

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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