

# Chessington

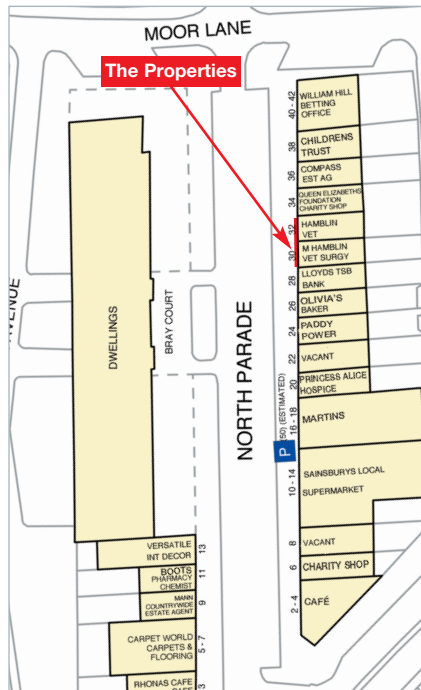
## 30/30A & 32/32A

### North Parade

#### Surrey

#### KT9 1QF

- Two Freehold Shop and Residential Investments
- Both units let to a veterinary practice
- Busy local parade
- To be offered in two lots
- Rent Reviews from 2012
- Total Current Rents Reserved **£46,600 pa**



### Tenure

Freehold.

### Location

Chessington is located approximately 5 miles south of Kingston upon Thames, 5 miles north of Leatherhead and 17 miles south-west of Central London. The town benefits from good road communications including two junctions on the A3 which, along with the A243, provide access to Junctions 9 and 10 of the M25 motorway, approximately 2½ miles to the south.

The properties are located within a predominantly residential area, a short distance from Chessington North Rail Station, on the east side of North Parade. There is on-street parking to the front of the parade. Occupiers close by include Lloyds TSB Bank, William Hill, Paddy Power, Martins, Boots and Sainsbury's Local.

### Description

Both properties are arranged on ground and two upper floors to provide a ground floor shop unit each with self-contained maisonettes at first and second floor level. The residential accommodation is approached from the rear and the shops benefit from a rear service access. The ground floor units interconnect to form a double unit.

### VAT

VAT is applicable to 30/30A Lot 35.  
VAT is not applicable to 32/32A Lot 36.

### Documents

The legal pack will be available from the Seller's Solicitors.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
35	30/30A	M V Hamblin (t/a Veterinary Surgery)	Gross Frontage Net Frontage Shop Depth Built Depth First and Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom (1)	5.70 m (18' 8") 5.35 m (17' 7") 15.20 m (49' 10") 15.45 m (50' 8")	15 years from 25.03.2007 Rent review every 5th year FR & I	£25,000 p.a. Rent Review March 2012
	32	M V Hamblin (t/a Veterinary Surgery)	Gross Frontage Net Frontage Shop Depth Built Depth	5.70 m (18' 8") 5.35 m (17' 7") 15.20 m (49' 10") 15.45 m (50' 8")	15 years from June 2004 Rent review every 5th year FR & I	£12,000 p.a. Rent Review 2014
36	32A	Individual	First and Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom (1)	Assured Shorthold Tenancy for a term of six months from 25.04.10	£9,600 p.a.	

(1) Not inspected by Allsop.

**Total £46,600 p.a.**