



**Tenure**  
Freehold.

#### Location

Esher is an attractive and affluent Surrey town with a population of some 8,400. The town is located 4 miles south-west of Kingston-upon-Thames, a short distance from the A3 dual carriageway which provides direct links to Central London and the M25 motorway. Hinchley Wood is an affluent residential area located approximately 1 mile north-east of Esher, immediately to the north of the Kingston By-Pass (A309) and a short distance from its junction with Portsmouth Road (A307).

The property is situated in a predominantly residential area on the east side of Manor Road North, opposite Hinchley Wood Memorial Gardens and Station Approach and a short distance from Hinchley Wood Rail Station.

Occupiers close by include Post Office, Gascoigne Pees Estate Agents, Spar and a wide range of local businesses.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor shop (2) with a large self-contained maisonette above, access to which is from the front.

The property benefits from a garden and a store to the rear.

The property provides the following accommodation and dimensions:

|                               |               |                 |
|-------------------------------|---------------|-----------------|
| <b>Gross Frontage</b>         | <b>6.45 m</b> | <b>(21' 2")</b> |
| <b>Net Frontage</b>           | <b>4.70 m</b> | <b>(15' 5")</b> |
| <b>Shop &amp; Built Depth</b> | <b>8.70 m</b> | <b>(28' 6")</b> |

**Ground Floor** 42.5 sq m (457 sq ft)  
**First and Second Floor Maisonette** comprising 3 Rooms, Kitchen and Bathroom. (1)

(1) Not inspected by Allsop. Details provided by the Vendor.

#### Tenancy

The entire property is at present let to MR R UPJOHN for a term of years from 4th June 2010 to 29th May 2016 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for a rent review on 4th June 2015 and contains full repairing and insuring covenants.

The maisonette has been sub-let on an Assured Shorthold Tenancy.

#### Planning (2)

There may be potential to extend the shop at the rear, subject to obtaining all the relevant consents. All enquiries should be referred to Elmbridge Borough Council ([www.elmbridge.gov.uk](http://www.elmbridge.gov.uk)).

#### 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)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 61 Esher**.

## Esher

### 8/8A Manor Road Hinchley Wood Surrey KT10 0SH

- **Attractive Freehold Shop Investment**
- Comprising a shop and a large self-contained maisonette
- Affluent residential location
- Located close to Hinchley Wood Rail Station
- Potential to extend shop to the rear (2)
- No VAT applicable
- Rent Review 2015
- Current Rent Reserved  
**£15,000 pa**

**On Behalf of Trustees**

**SIX WEEK COMPLETION  
AVAILABLE**

