

Addlestone

96/96A & 100/100A

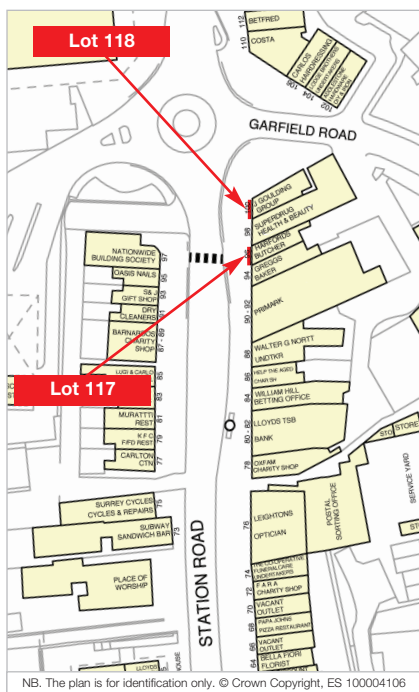
Station Road

Surrey

KT15 2AD

- **Freehold Shop and Residential Investment**
- Comprises two shops and two self-contained maisonettes
- To be offered as Two Lots
- Located in prosperous Surrey commuter town in established shopping street
- No VAT applicable
- Rent Review 2013 and Reversion 2013
- Total Current Rents Reserved (2 Lots) **£32,050 pa**

On the Instructions of Trustees



Tenure
Freehold.

Location

Addlestone, with a population of 16,000, is a prosperous Surrey commuter town located approximately 20 miles south-west of Central London and close to Junction 11 of the M25 motorway. Guildford is some 15 miles to the south and other towns in the close vicinity include Chobham, Chertsey and Woking.

The properties are situated on the south side of Station Road, which is the main retail thoroughfare in the town centre, at the junction with Garfield Road.

Occupiers close by include Superdrug (adjacent), Tesco Extra (opposite), Greggs, William Hill, Lloyds Bank, Oxfam and Nationwide Building Society.

Description

The properties are arranged on ground and two upper floors to provide two ground floor shops with self-contained maisonettes above, which are accessed from a communal, external stairwell to the side.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number, to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 117/118 Addlestone.**

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
117	96/96A	Mr I Harford (Butchers)	Gross Frontage 5.20 m (17' 1") Net Frontage 4.70 m (15' 5") Shop Depth (max) 14.75 m (48' 5") Built Depth 18.80 m (61' 8") First & Second Floor Maisonette – comprising 3 Rooms, Kitchen, Bathroom (1)	20 years from 26.04.93 Rent review every 5th year FR & I	£15,750 p.a.	Reversion 2013
118	100/100A	Jack Golding and Sons (Newsagent)	Gross Frontage 5.30 m (17' 5") Net Frontage 4.45 m (14' 7") Return Net Frontage 4.60 m (15' 1") Shop and Built Depth (max) 14.80 m (48' 7") First & Second Floor Maisonette – comprising 3 Rooms, Kitchen, Bathroom (1)	15 years from 01.04.08 Rent review every 5th year FR & I	£16,300 p.a.	Rent Review 2013

(1) Not inspected by Allstop.

Total (2 Lots) £32,050 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

Seller's Solicitor H Lerman Esq, Anthony Gold. Tel: 0207 940 4000 Fax: 0207 378 8025 e-mail: howard.lerman@anthonygold.co.uk