



**Tenure**  
Freehold.

**Location**  
East Molesey is located some 14 miles south-west of central London, between Kingston and Walton upon Thames in Surrey, immediately adjacent to Hampton Court Palace and the River Thames. Communications are good, the A3 providing access to central London whilst the M3 and M25 motorways are some 4 and 9 miles from the property. The property is situated on the northern side of Wolsey Road, close to its junction with Creek Road. Occupiers close by include Bosmiths Solicitors, Newby Crouch Accountants and a range of local retailers.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall together with self-contained offices on the first and second floors approached via a separate entrance.

There is a car park at the rear providing approximately 5 car parking spaces.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Block Viewings**  
A block viewing date has been arranged. Please e-mail your full contact details to [viewings@allsoy.co.uk](mailto:viewings@allsoy.co.uk) to be received no later than mid-day on Thursday 23rd January for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 66 East Molesey**.

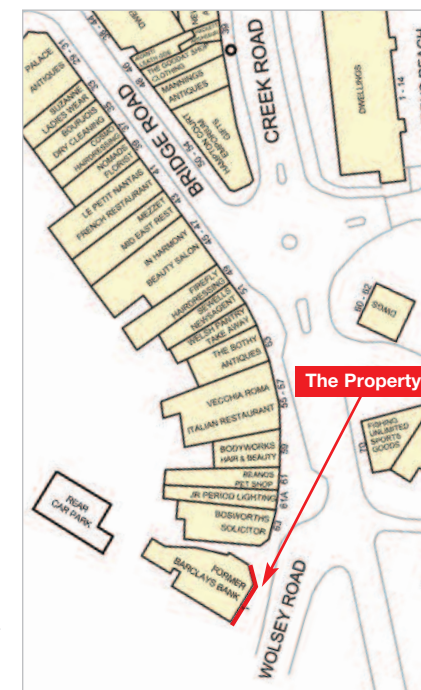
| No.                    | Present Lessee                                                             | Accommodation                                                                                                                                                                                                                           | Lease Terms                                                                                                                                                                       | Current Rent<br>£ p.a. | Next Review/<br>Reversion       |
|------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------|
| Ground                 | Barclays Bank plc (1)<br>(Not in occupation)                               | Ground Floor Banking Hall 88 sq m (947 sq ft)<br>Ground Floor Office Ancillary 44.5 sq m (479 sq ft)<br>Ground Floor Storage Room 17 sq m (183 sq ft)<br>Total 149.5 sq m (1,609 sq ft)<br>5 Car Parking Spaces (believed to be sublet) | 20 years from 12.01.2007<br>Rent review every 5 years from 2013<br>FR & I subject to a schedule of condition<br>There is a tenant's break clause in the 15th year of the term (1) | £24,600 p.a.           | Rent Review 2013<br>Outstanding |
| First and Second Floor | A J Travers and P S Travers<br>(t/a Health Food Manufacturers Association) | First and Second Floor Offices                                                                                                                                                                                                          | 125 years lease expiring 2130                                                                                                                                                     | Peppercorn             | Reversion 2130                  |

(1) Website: [www.barclays.co.uk](http://www.barclays.co.uk). For the year ended 31st December 2012, Barclays Bank plc reported a pre-tax profit of £99m, shareholders' funds of £59.978bn and a net worth of £52.063bn. (Source: riskdisk.com 06.09.2013).

**Total £24,600 p.a.**

## East Molesey 1 Wolsey Road Surrey KT8 9EL

- **Freehold Bank and Ground Rent Investment**
- Basement, ground floor and car park let to Barclays Bank plc on a lease expiring 2027 (1)
- Affluent commuter town location
- No VAT applicable
- Total Current Gross Rents Reserved  
**£24,600 pa**



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** J Ferguson Esq, Elliotts Bond & Banbury.Tel: 0208 567 0176 e-mail: [johnferg@eb-b.co.uk](mailto:johnferg@eb-b.co.uk)