

Epsom
58/62 High Street
Surrey
KT19 8AJ

- Freehold Shop and Ground Rent Investment
- Majority let to JD Sports Fashion plc (65% of total income)
- Nearby occupiers include McDonald's, Pret a Manger and Starbucks
- 200 metres from Epsom Rail Station
- Total Current Rents Reserved
£85,000 pa

EIGHT WEEK COMPLETION AVAILABLE

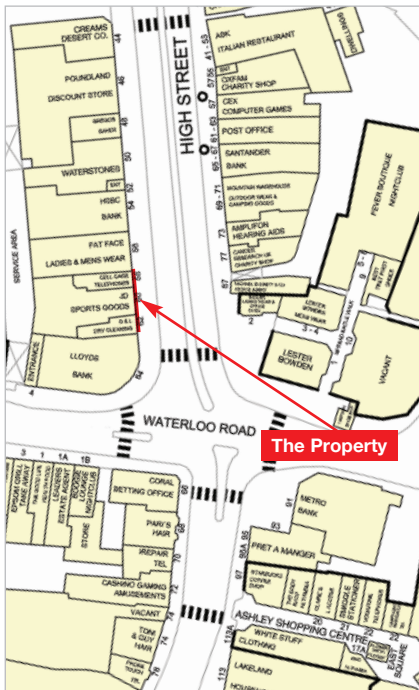


Photo taken July 2018

Tenure
Freehold.

Location
Epsom is a well established commercial centre situated approximately 16 miles south-west of central London and 4 miles north-east of Junction 9 of the M25 Motorway. Kingston upon Thames lies approximately 5 miles to the north and the A3 trunk road is located 3 miles to the north of the town via the A240 which is predominantly dual carriageway.

The property is located on the north of High Street, close to its junction with Waterloo Road, close to the Ashley Shopping Centre and some 200 metres from Epsom Rail Station. Occupiers close by include Lloyds Bank and Fat Face (both adjacent), Greggs, Poundland, McDonald's, HSBC, ASK Italian, Santander, Nando's, Mountain Warehouse, Metro Bank, Starbucks and Pret a Manger, amongst many others.

Description

The property is arranged on ground and two upper floors to provide three ground floor shops, one of which has been sold off on a long lease. Part of the first floor above 60 High Street is used as storage, the remainder comprises residential student accommodation which has also been sold off on a long lease.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
58 Ground	Baja Bothers UK Ltd (t/a Cell Care)	Gross Frontage 4.45 m (14' 7") Net Frontage 3.75 m (12' 4") Shop Depth 10.40 m (34' 2") Built Depth 12.35 m (40' 6") Ground Floor 42.00 sq m (452 sq ft)	20 year lease renewal from 27.06.2018 Rent review every 4th year FR & I	£30,000 p.a.	Rent Review 2022
60 Ground and Part First Floor	JD Sports Fashion plc (1)	Gross Frontage 6.85 m (22' 6") Net Frontage 6.15 m (20' 2") Shop Depth 19.70 m (64' 7") Built Depth 23.40 m (76' 9") Ground Floor 194.00 sq m (2,088 sq ft) First Floor 83.50 sq m (899 sq ft)	10 years from 02.02.2012 Rent review every 5th year FR & I	£55,000 p.a.	Reversion 2022
60 Part First and Second Floor	Norwich House (Epsom) Ltd	Residential	999 years from 20.02.2013	Peppercorn	Reversion 3012
62 Ground Floor	D & L UK (Epsom) Ltd	Ground Floor Shop	999 years from 20.02.2013	Peppercorn	Reversion 3012

(1) JD Sports Fashion plc is a leading multi-channel retailer of sports fashion in the UK and Europe. It was established in 1981 and currently trades from over 1,400 stores (www.jdplc.com). For the year ended 3rd February 2018, JD Sports Fashion plc reported a turnover of £3.2bn, a pre-tax profit of £294.5m and a net worth of £623m. (Source: Experian 05.11.2018.)

Total £85,000 p.a.