

Walton-on-Thames

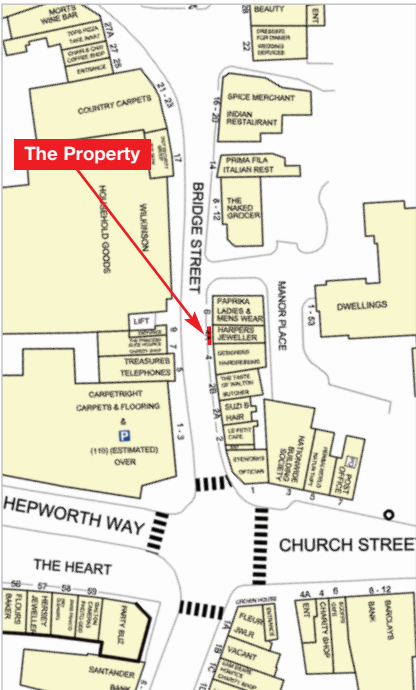
4A & 4B Bridge Street

Surrey

KT12 1AA

- **Freehold Shop and Residential Investment**
 - Well located in this popular and prosperous South West London town
 - Comprises a jewellers shop and a self-contained flat
 - Planning permission for an extension to the flat
 - Shop Rent Review 2019
 - Total Current Rents Reserved
- £23,680 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold of the whole property.
There is a long lease of the first floor which is also held by the Vendor.
The lease is for a term of 99 years from 29th May 2002 at a rent of £200 per annum rising every 25th year. This lease will also be conveyed on completion.

Location

Walton-on-Thames is a prosperous Surrey town located approximately midway between the A3 dual carriageway and M3 Motorway, 17 miles south-west of Central London.
The property is situated in the town centre on the north side of Bridge Street close to its junction with High Street and Church Street.
Occupiers close by include Wilkinsons (opposite), Carpentryright, Nationwide and a wide range of local boutiques, shops and restaurants.

Description

The property is arranged on ground and one upper floor to provide a shop which is presently occupied by a jeweller, together with a self-contained one bedroom flat on the first floor which is approached via an entrance at the rear off Manor Place.

VAT

VAT is not applicable to this lot.

Planning (1)

We understand that consent has been granted by Elmbridge Borough Council for a first floor extension to the rear to provide a further bedroom for the flat (Ref No. 2014/2922).

Documents

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

Energy Performance Certificate

Shop EPC Rating 158 Band G (Copy available on website).
Flat EPC Rating 59 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 4A	Artielli Limited (t/a Harpers Jewellers)	Gross Frontage 4.95 m (16' 3") Net Frontage 4.55 m (14' 11") Shop Depth 7.35 m (24' 2") Built Depth 11.05 m (36' 3")	10 years from 08.09.2014 Rent review in the 5th year. Effectively FR & 1 as to the demise by way of service charge Tenant option to break at 08.09.2019 on 6 months' notice. Landlord holds a rent deposit	£16,000 p.a.	Rent Review September 2019
Flat 4B	Individual	First Floor Flat – 1 Bedroom, Living Room/Kitchen and Bathroom (1)	Holding over on an AST	£7,680 p.a.	Holding over on an AST

Total £23,680 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
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