

Ewell Village

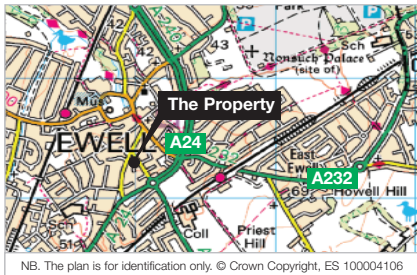
1-15 Corner House Parade

Epsom Road Surrey KT17 1NX

- **Attractive Freehold Retail Parade Investment**
- Affluent Surrey village location
- Comprising 8 shops, 9 self-contained flats (sold on long leases) and car parking
- No VAT applicable
- Shop Reversions from 2015
- Total Current Rents Reserved

£68,499 pa
Increasing to £70,200 pa
by October 2014

**SIX WEEK COMPLETION
AVAILABLE**



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Identification purposes only



Tenure
Freehold.

Location

Ewell is a popular suburb lying approximately 15 miles south-west of Central London. The town is adjacent to Epsom and is some 4 miles north-east of Junction 9 of the M25 Motorway. There are also regular rail services to Central London.

The property is situated on Epsom Road in a prominent corner position at its junction with Reigate Road.

Occupiers close by include Sainsbury's, Co-Operative Foods, Coral, William Hill, Barclays Bank and a range of local traders.

Description

This attractive property is arranged on ground and two upper floors to provide a prominent parade of 8 shops (Units 3 & 5 and 11 & 13 presently interconnect to provide 2 double units), with 9 self-contained flats above.

The flats are accessed from the rear and have been sold off on long leases. NB. The freehold title includes parking to the front, side and rear of the property.

Planning

A planning application has been submitted for a single storey office to the rear of 15 Corner House Parade. Please refer to the legal pack for further details.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings 29-113 Bands B-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Corner House Parade	Mr N Altuntap (1)	Gross Frontage 7.20 m Net Frontage 6.40 m Return Net Frontage 5.75 m Shop Depth 10.20 m Built Depth 11.60 m (23' 7") (21') (18' 10") (33' 6") (38' 1")	12 years from 16.05.2003 Rent review every 4th year FR & I	£11,750 p.a. Rising to £12,000 p.a. on 16.05.2014	Reversion 2015
3/5 Corner House Parade	S Wallis & F Wallis	Gross Frontage 13.30 m Net Frontage 12.60 m Shop Depth 9.20 m Built Depth 15.30 m (43' 8") (41' 4") (30' 2") (50' 3")	10 years from 17.10.2013 Rent review 2018 FR & I	£16,899 p.a. Rising to £17,700 p.a. on 17.10.2014 and £18,500 p.a. on 17.10.2015	Rent Review 2018
7 Corner House Parade	Yvonne Love (t/a The Larder)	Gross Frontage 4.80 m Net Frontage 4.40 m Shop Depth 9.00 m Built Depth 10.70 m (15' 9") (14' 5") (29' 6") (35' 2")	8 years from 24.06.2007 Rent review every 4th year FR & I	£7,500 p.a.	Reversion 2015
9 Corner House Parade	K Eve (t/a Butchers) In occupation since 1992	Gross Frontage 4.80 m Net Frontage 4.40 m Shop Depth 9.00 m Built Depth 12.70 m (15' 9") (14' 5") (29' 6") (41' 8")	8 years from 29.09.2007 Rent review every 4th year FR & I	£7,750 p.a.	Reversion 2015
11 Corner House Parade	L Tangney (t/a bbl design.co.uk) In occupation since 1992	Gross Frontage 4.80 m Net Frontage 4.40 m Shop Depth 9.00 m Built Depth 10.60 m (15' 9") (14' 5") (29' 6") (34' 9")	8 years from 24.06.2007 Rent review every 4th year FR & I	£7,700 p.a. (rising to £7,950 p.a. 29.09.2014)	Reversion 2015
13 Corner House Parade		Gross Frontage 4.80 m Net Frontage 4.40 m Shop Depth 9.00 m Built Depth 10.60 m (15' 9") (14' 5") (29' 6") (34' 9")	8 years from 24.06.2007 Rent review every 4th year FR & I	£7,800 p.a. (rising to £8,050 p.a. 29.09.2014)	Reversion 2015
15 Corner House Parade	A Anderson	Gross Frontage 3.40 m Net Frontage 2.80 m Built Depth 10.90 m (11' 2") (9' 2") (35' 9")	5 years from 19.07.2013 Rent review on 29.09.2015 FR & I	£7,750 p.a. Rising to £7,900 p.a. on 29.09.2014	Rent Review 2015
First & Second Floors	Various Individuals (2)	Nine Flats	Each 125 years from 01.01.2007	£1,350 p.a.	Reversions 2132
Land to Rear of 15 Corner House Parade	Flamboyant Estates Ltd	Land	999 years from completion	Peppercorn	

(1) The lease has recently been assigned and the tenant is currently refurbishing the shop.

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £68,499 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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LOT 27

