

## Scarborough

### 2 High Street Eastfield North Yorkshire YO11 3LJ

- **Freehold Shop and Residential Investment**
- **Lease expiring 2017**
- **Asset management opportunity**
- **No VAT applicable**

#### Tenure

Freehold.

#### Location

The famous seaside town of Scarborough is both a busy holiday resort and an established commercial and retail centre. The town is located on the North Yorkshire coast approximately 37 miles north-east of York and 37 miles north of Hull. The town is served by the A64 trunk road and the A165.

The property is situated on the northern side of High Street, an established retail pitch within the town.

Occupiers close by include a number of local occupiers.

**Current Rent Reserved**  
**£8,000 pa**

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a flat above with the ability to be self-contained.

The property provides the following accommodation and dimensions:

**Ground Floor** 54.47 sq m (586 sq ft)  
**First Floor** comprising 2 Rooms, Kitchen and Bathroom

**NB. Not inspected by Allsop. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)**

#### Seller's Solicitor

Nigel Price, Ford and Warren.

Tel: 0113 243 6601.

E-mail: [nigel.price@forwarn.com](mailto:nigel.price@forwarn.com)



#### Tenancy

The entire property is at present let to JB'S MARKING & PARKING LIMITED for a term of 3 years from 1st July 2014 at a current rent of £8,000 per annum. The tenant has a rent free period between 1st July 2015 and 30th September 2015. The Seller will 'Top-up' the rent to cover this period. The lease contains full repairing and insuring covenants.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

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## Chertsey

### 115/115a Guildford Street Surrey KT16 9AS

- **Freehold Shop and Residential Ground Rent Investment**
- **Grade II Listed shop in Conservation Area**
- **Busy Chertsey shopping street**
- **Affluent Surrey town**
- **Rent Review 2016**

**SIX WEEK COMPLETION AVAILABLE**

#### Tenure

Freehold.

#### Location

Chertsey is a popular Surrey town located some 25 miles south-west of Central London, 6 miles north-east of Woking and 4 miles west of Walton on Thames. Communications are excellent with Junction 11 of the M25 Motorway situated within 1 mile of the town centre, Heathrow Airport is within 11 miles and Mainline Rail services to London (Waterloo - 51 minutes).

**Total Current Rents Reserved**  
**£8,675 pa**

The property is situated within the principal shopping area of Chertsey on Guildford Street, close to its junction with Gogmore Lane, within the Chertsey Conservation Area.

Occupiers close by include Sainsbury's, NatWest Bank, Barclays, Halifax and Co-operative Food Supermarket.

#### Description

This Grade II Listed property is arranged on ground and two upper floors to provide a ground floor shop unit together with a first and second floor maisonette which has been sold off on a long lease. The property benefits from an enclosed rear yard.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

#### Seller's Solicitor

J Reddington Esq, Horwood & James.

Tel: 01296 487361.

E-mail: [john.reddington@horwoodjames.co.uk](mailto:john.reddington@horwoodjames.co.uk)



| No.  | Present Lessee                    | Accommodation  | Terms of Tenancy   | Current Rent Reserved £ p.a.     | Next Review/ Reversion |
|--|-----------------------------------|--|--|----------------------------------|------------------------|
| 115  | A Ferreira (t/a Art Boutique) (1) | Gross Frontage 3.65 m (12' 0")<br>Net Frontage 3.15 m (10' 4")<br>Shop Depth 12.5 m (41' 0")<br>Built Depth 13.7 m (44' 11") | 6 years from 13.12.2013<br>Rent review and tenant's option to break in the 3rd year FR & I | £8,500 p.a.                      | Rent Review 2016       |
| 115a   | Individual                        | First and Second Floor – Maisonette  | 125 years from 21.07.2009  | £175 p.a. rising to £265 in 2034 | Reversion 2134         |
| (1) The Vendor holds a rent deposit of £2,000. |                                   |  |  | <b>Total £8,675</b>              |                        |

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