

# Epsom

## 119 & 121 High Street

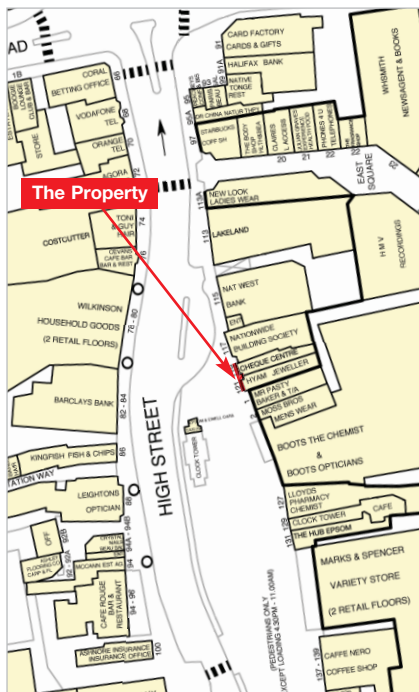
### Surrey

### KT19 8DT

- Freehold Shop and Clinic Investment
- Well located in Epsom town centre
- Two shops with an osteopath clinic above
- Shops let to Cheque Centres and a jewellers
- Rent Reviews 2011, 2014 and 2016
- Total Current Rents Reserved

**£57,500 pa**  
**rising to £58,500 pa in**  
**July 2011**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**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 situated in a busy trading position on the High Street which is the principal shopping street in the town centre. The property is close to one of the entrances to the Ashley Centre and occupiers close by include Nationwide, Moss Bros, Boots, Lloyds Pharmacy, Marks & Spencer, Caffè Nero, NatWest and New Look.

#### Description

The property is arranged on ground and two upper floors to provide two shop units with self-contained accommodation above which is presently used as an osteopath clinic. The upper floors have access off High Street.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 26 Epsom**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
119	Cheque Centre Properties Ltd (1)	Gross Frontage 3.40 m Net Frontage 3.30 m Shop Depth 6.75 m Built Depth 19.70 m	(11' 2") (10' 10") (22' 2") (64' 7") 10 years from 17.02.2011 Rent review in the 5th year FR & I Tenant's option to break at the end of the 5th year	£20,000 p.a. (2)	Rent Review 2016
121	W Hyam (t/a W Hyam Jewellers)	Gross Frontage 3.60 m Net Frontage 3.10 m Shop Depth 12.85 m Built Depth 18.85 m	(11' 9") (10' 02") (42' 2") (61' 10") 15 years from 25.12.2001 Rent review every 5th year FR & I	£27,500 p.a.	Rent Review December 2011
1st & 2nd Floors	Epsom Osteopathic Practice Ltd	First Floor 58.95 sq m Second Floor 20.55 sq m	(635 sq ft) (221 sq ft) Term of years from 08.07.2009 to 24.12.2016 Rent review in the 5th year FR & I Tenant's option to break in 2012 and 2014	£10,000 p.a. rising to £11,000 p.a. on 18.07.2011	Rent Review 2014

(1) Website Address: [www.chequecentre.co.uk](http://www.chequecentre.co.uk)

(2) There is a rent free period expiring on 2nd November 2011. The Vendor by way of a reduction in the purchase price will make an allowance to the purchaser of the sum equal to the rent which would have been due from completion in the absence of the rent free period.

**Total £57,500 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

**Seller's Solicitor** D O'Brien Esq, Solomon Taylor and Shaw. Tel: 0207 431 1912 Fax: 0207 794 7485 e-mail: [declan@solts.co.uk](mailto:declan@solts.co.uk)