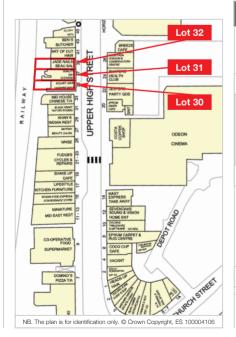
# **Epsom**35 to 39 Upper High Street Surrey KT17 4RA

- Freehold Shop and Residential Investments
- Comprising three shops, four flats and one maisonette
- To be offered as three separate lots
- Affluent Surrey commuter town
- Opposite an Odeon Cinema
- Potential to subdivide maisonette of Lot 30, subject to consents
- No VAT applicable
- Total Current Rents Reserved (Lot 30)
  £29,800 pa
- Total Current Rents Reserved (Lot 31)
  £30,500 pa
- Total Current Rents Reserved (Lot 32)
   £31,380 pa

SIX WEEK COMPLETION AVAILABLE





# **Tenure** Freehold.

### Location

Epsom is an affluent market town located approximately 16 miles south-west of central London and 4 miles north-east of Junction 9 of the M25 Motorway. The properties are situated on the north side of Upper High Street, opposite an Odeon Cinema, in the heart of the town centre. Other occupiers close by include Costa, Co-op, Sevenoaks Sound & Vision and Domino's, amongst others.

### **Description**

The properties are arranged on ground and two upper floors to provide three ground floor shop units, No. 35 with a self-contained maisonette above and Nos. 37-39 each with two self-contained flats above. The residential units are accessed from the rear.

### VAT

VAT is not applicable to these lots.

# **Documents**

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

## **Energy Performance Certificate**

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
30	35	S Baker	Ground Floor Rear Store	60.72 sq m 21.46 sq m	(653 sq ft) (230 sq ft)	10 years from 07.09.2 review every 5th year		£16,000 p.a.	Reversion 2020
	35A	Individual	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom			6 month Assured Shorthold Tenancy from 14.07.2018		£13,800 p.a. (annualised)	Reversion 2019
							Total (Lot 30)	£29,800 p.a.	
31	37	Mr and Mrs Morjaria	Ground Floor	71.24 sq m	(767 sq ft)	20 years from 24.06.2 review every 5th year		£14,000 p.a.	Rent Review 2019
	37A	NetPax Limited	Flat – 2 Rooms, Kitchen, Bathroom			6 month Assured Sho from 01.07.2017	rthold Tenancy	£9,300 p.a. (annualised)	Holding Over
	37B	Individual	Flat – 2 Rooms, Kitchen, Bathroom			24 month Assured Sh from 17.07.2017	orthold Tenancy	£7,200 p.a.	Reversion 2019
							Total (Lot 31)	£30,500 p.a.	
32	39	NBT Doan	Ground Floor	56.13 sq m	(604 sq ft)	10 years from 06.04.2 review every 5th year to determine 06.04.20	r. Tenant option	£15,000 p.a.	Rent Review 2022
	39A	Individual	Flat – 2 Rooms, Kitchen, Bathroom		12 month Assured Shorthold Tenancy from 12.01.2017		£8,580 p.a.	Holding Over	
	39B	Individual	Flat – 2 Rooms, Kitchen, Bathroom		12 month Assured Shorthold Tenancy from 01.08.2017		£7,800 p.a.	Holding Over	
NB. Not inspected by Allsop. Floor areas soured from www.voa.gov.uk. Residential accommodation provided by the Vendor.								£31,380 p.a.	

