

Epsom

22 High Street

Surrey

KT19 8AH

- **Virtual Freehold Takeaway Investment**
- Prominent High Street location in affluent Surrey town
- Let until 2025 (no breaks)
- Trading as Chicken and Banter
- Rent Review 2020
- Total Current Gross Rent Reserved
£33,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of years expiring 27th April 3006 at a peppercorn rent (thus having some 990 years unexpired).

Location

Epsom is a well established commercial centre situated approximately 16 miles south-west of Central London and four miles north-east of Junction 9 of the M25 Motorway. Kingston upon Thames lies approximately five miles to the north and the A3 trunk road is located three miles to the north of the town, via the A240.

The property is situated in the heart of the town centre on the north side of High Street, close to its junction with East Street and Church Street.

Occupiers close by include Specsavers (adjacent), Thomson, Robert Dyas, McDonald's, Ryman, Savers and Maplins amongst many others.

Description

The property is arranged on ground floor only to provide a takeaway unit with kitchen, WCs and seating, together with ancillary accommodation to the rear. The property benefits from service access to the rear. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.40 m	(17' 8")
Net Frontage	4.40 m	(14' 5")
Shop Depth	18.25 m	(59' 10")
Built Depth	25.00 m	(82' 0")
Ground Floor	114.85 sq m	(1,236 sq ft)

NB. Not measured by Allsop. Areas provided by Joint Auctioneer.

Tenancy

The property is at present let to EMAAN ENTERPRISES EPSOM LIMITED (t/a Chicken and Banter) for a term of 10 years from 13th May 2015 at a current rent of £33,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

VAT

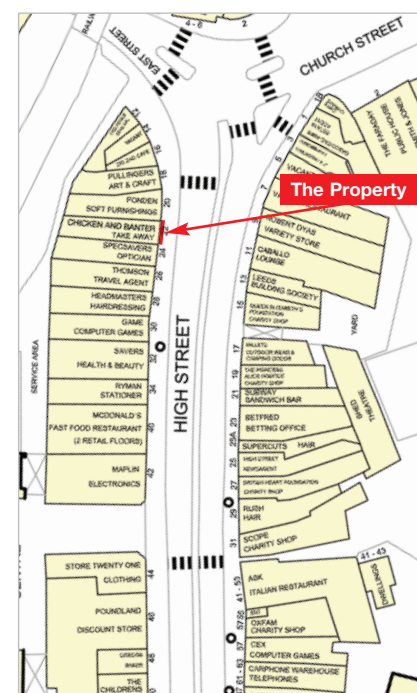
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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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