

Egham

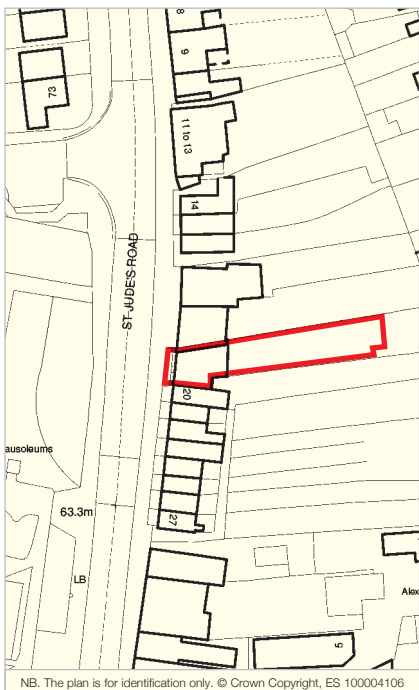
19 St Jude's Road

Englefield Green

Surrey

TW20 0BY

- Freehold Shop and Residential Ground Rent Investment
- Shop let to Townends (Residential Sales) Ltd on a lease expiring 2023
- Affluent Surrey village bordering Egham
- No VAT applicable
- Shop Rent Review 2020
- Total Current Rents Reserved **£27,375 pa**



Tenure

Freehold.

Location

The Surrey village of Englefield Green lies immediately to the west of Egham and east of Windsor Great Park. Royal Holloway University is situated on nearby Egham Hill and the area is well served by road (M25 junction 13), whilst Egham Rail Station provides regular services to London Waterloo.

The property is situated fronting the east side of St Jude's Road, directly opposite St Jude's United Church. Occupiers close by include Spar convenience store, Browns Estate Agent (adjacent) and several local traders.

Description

The property is arranged on lower ground, ground and two upper floors to provide a ground floor shop presently trading as an estate agent. The lower ground floor and upper floors comprise two flats which have each been sold off on a long lease. The property is stepped so the lower ground floor flat is effectively at ground floor level to the rear. To the rear is a garden which has been sub-divided.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 87 Band D (Copy available on website).

Flats EPC Ratings 62-68 Band D (Copy available on website).

Buyers Premium

Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £1,000 (inclusive of VAT) upon exchange of sale memoranda.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19	Townends (Residential Sales) Ltd (1)	Gross Frontage 6.45 m (21' 2") Net Frontage 5.70 m (18' 8") Shop Depth 9.60 m (31' 6") Built Depth 9.90 m (32' 6") Ground Floor 50.10 sq m (539 sq ft)	7 years from 15.07.2016 Rent reviews June 2017 and 2020 FR & I	£27,000 p.a.	Rent Review 2020
19A	Individuals	First Floor and Loft Flat Part Garden	125 years from 29.09.1999 Rent Review every 25 years	£220 p.a.	Rent Review 2024
19B	Individuals	Lower Ground Floor Flat Part Garden	125 years from 29.09.1999 Rent Review every 25 years	£155 p.a.	Rent Review 2024

NB. Section 5b notices have been served on the qualifying tenants in accordance with the Landlord and Tenant Act 1987 (as amended).
(1) www.townends.co.uk

Total £27,375 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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