



Tenure

Freehold.

Location

Addlestone, with a population of 16,000, is a prosperous Surrey commuter town located approximately 20 miles south-west of Central London and close to Junction 11 of the M25 motorway. Guildford is some 15 miles to the south and other towns in the close vicinity include Chobham, Chertsey and Woking.

The property is situated on the south side of Station Road, which is the main retail thoroughfare in the town centre, at the junction with Garfield Road.

Occupiers close by include Superdrug (adjacent), Tesco Extra (opposite), Greggs, William Hill, Lloyds Bank, Oxfam, Nationwide Building Society and Costa.

Description

The property is arranged on ground and two upper floors to provide a shop with self-contained maisonette above, which is accessed from a communal, external stairwell to the side.

The property provides the following accommodation and dimensions:

Gross Frontage	5.20 m	(17' 1")
Net Frontage	4.70 m	(15' 5")
Shop Depth	14.75 m	(48' 5")
Built Depth	18.80 m	(61' 8")

First & Second Floor – Maisonette comprising Three Rooms, Kitchen and Bathroom (Not inspected by Allsop)

Tenancy

The entire property is at present let to THE BUTCHERS BLOCK (ADDLESTONE) LTD (with personal guarantees from G Sheward and T Gordon) for a term of 20 years from 26th April 2013 at a current rent of £22,000 per annum, exclusive of rates. The lease provides for five yearly fixed increases as follows: £25,504 pa in April 2018, £29,566 pa in April 2023, and £35,275 pa in April 2028. The lease contains full repairing and insuring provisions. The flat is sublet on an Assured Shorthold Tenancy.

VAT

VAT is not applicable to this lot.

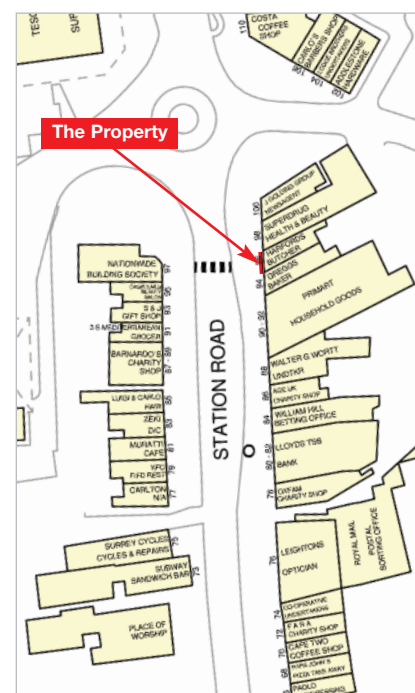
Documents

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

Addlestone

96/96A Station Road Surrey KT15 2AD

- **Freehold Shop and Residential Investment**
- Comprises a shop and self-contained maisonette
- Let on a new 20 year lease expiring 2033
- Fixed rent increases five yearly from 2018
- Located in established shopping street between Superdrug and Greggs, opposite Tesco Extra
- No VAT applicable
- Total Current Rents Reserved
£22,000 pa



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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