

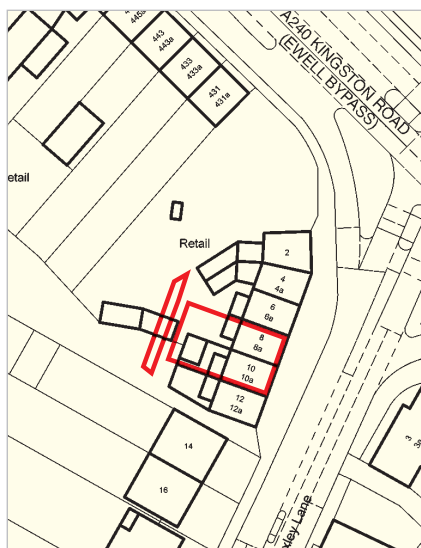
# Ewell

8/10 Ruxley Lane  
Surrey  
KT19 0JD

- **Attractive Freehold Shop Investment**
- Comprising a double shop with two self-contained flats above
- Entirely let to Conservatory Blinds Limited on a lease expiring in 2022
- Situated in an established neighbourhood parade
- Occupiers close by include Aldi, Co-op Food and Post Office
- No VAT applicable
- Current Rent Reserved

**£32,000 pa**  
**rising to £33,000 pa from**  
**9th November 2019**

**On the Instructions of Trustees**  
**SIX WEEK COMPLETION**



N.B Approximate only please see title plans

NB. The plan is for identification only. © Crown Copyright, ES 100004106



**Tenure**  
Freehold.

## Location

Ewell is a popular suburb lying approximately 15 miles south-west of Central London. The town is adjacent to Epsom and is some 4 miles north-east of Junction 9 of the M25 motorway. There are also regular rail services to Central London (London Waterloo, 33 minutes) from Tolworth Station just under a mile from the property. The property is situated on an established neighbourhood parade on the west side of Ruxley Lane (B284), close to its junction with Kingston Road (A240). Occupiers close by include Post Office, Aldi, Barnard Marcus, Coral and Co-op Food, amongst a number of well established local businesses.

## Description

The property is arranged on ground and one upper floor to provide a ground floor shop with two self-contained flats above approached via separate entrances on Ruxley Lane. To the rear is a lock-up garage.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. Entrances)</b>	<b>12.25 m</b>	<b>(40' 2")</b>
<b>Net Frontage</b>	<b>7.05 m</b>	<b>(23' 2")</b>
<b>Shop Depth</b>	<b>8.85 m</b>	<b>(29' 0")</b>
<b>Built Depth</b>	<b>17.70 m</b>	<b>(58' 1")</b>

**Ground Floor** 132.65 sq m (1,428 sq ft)  
**First Floor – 2 Self-Contained Flats**

## Tenancy

The entire property is at present let to CONSERVATORY BLINDS LIMITED for a term of 5 years from 9th May 2017 at a current rent of £32,000 per annum rising to £33,000 per annum from 9th November 2019. The lease contains full repairing and insuring covenants. It is believed both of the flats have been sublet on Assured Shorthold Tenancies.

## Tenant Information

Website Address: [www.conservatoryblinds.co.uk](http://www.conservatoryblinds.co.uk)  
Conservatory Blinds started selling blinds for conservatories in 1995, establishing their own manufacturing facility in 2002 and opening a second showroom more recently (source: lessee website).

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 86 Band D (Copy available on website).

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 Homburger Esq, Bude Nathan Iwanier LLP. Tel: 0208 458 5656 e-mail: [dh@bnllaw.co.uk](mailto:dh@bnllaw.co.uk)