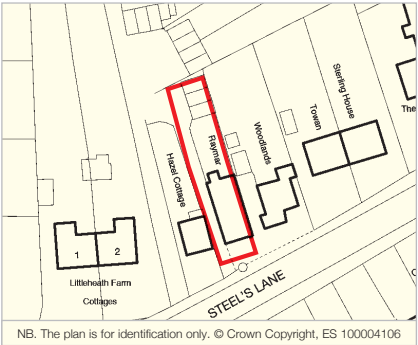


Oxshott
Raymar,
Steel's Lane,
Surrey
KT22 0RX

- **A Freehold Detached Building**
- Arranged to provide a Ground Floor Shop with Large Store to Rear together with a Self-Contained Three Bedroom Flat above
- Two Garages with Adjoining Store and Two Parking Spaces
- Shop and Flat both subject to Tenancies (holding over)
- Site Area extending to Approximately 0.033 Hectares (0.081 Acres)
- Possible potential for Development subject to obtaining all necessary consents
- Total Current Rent Reserved **£31,480 per annum (equivalent)**



Seller's Solicitor
Messrs Hart Brown Solicitors
(Ref: Roderick Campbell).
Tel: 01483 887766.
Email: rxc@hartbrown.co.uk

INVESTMENT –
Freehold Building and Garages



Tenure
Freehold.

Location
The property is located on the north side of Steel's Lane, to the south-west of its junction with Clock House Mead. Steel's Lane leads to the A244 to the north-east, which in turn provides access to the A3 (Esher Bypass). A range of shops is available in Oxshott to the north. Rail services run from Oxshott Station approximately 0.7 miles to the north-east. The open spaces of the Surrey Hills Area of Outstanding Natural Beauty are nearby.

Description
The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor commercial unit with large store to rear together with a self-contained three bedroom flat above. The property benefits from two garages with an adjoining store room and two parking spaces. The property occupies a site extending to approximately

0.033 hectares (0.081 acres).

Accommodation and Tenancies
The commercial unit was not internally inspected by Allsop. Please see the information in the schedule of Accommodation and Tenancies set out below.
Site Area Approximately 0.033 Hectares (0.081 Acres)

Planning
Local Planning Authority: Elmbridge Borough Council.
Email: tplan@elmbridge.gov.uk
Tel: 01372 474787.
The property may afford possible potential for development, subject to obtaining all necessary planning consents.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Self-Contained Flat	First Floor	Reception Room with Dining Area, Kitchen, Three Bedrooms, Bathroom with WC and wash basin	Subject to a 12 month Assured Shorthold Tenancy from 28th March 2017 at a current rent of £1,140 per calendar month	£13,680 p.a. (equivalent)
	Ground Floor	WC and wash basin		
Retail	Ground Floor	Gross Frontage 6.12 m Net Frontage 5.46 m *NIA Approximately 76.4 sq m (822 sq ft)	Subject to a Tenancy at Will paying £342.31 per week (previously let on a 10 year lease)	£17,800 p.a. (equivalent)

* The property was not measured by Allsop. The measurements were obtained from the VOA website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.