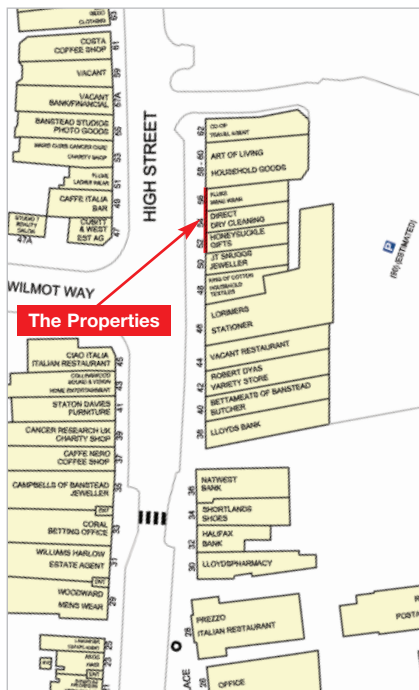


# Banstead

52, 54 & 56 High Street, Surrey SM7 2LX

- Freehold Shops and Ground Rent Investments
- To be offered as three separate lots
- Well located on High Street of affluent Surrey commuter town
- Total Current Rents Reserved **£73,925 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Banstead is a wealthy and prosperous Surrey commuter town, with a population of approximately 46,000, located adjacent to the A217 trunk road, some 15 miles south of Central London and 5 miles north of Junction 8 of the M25.  
The property is well located on the south side of High Street (B2217), which acts as the principal retail pitch of the town.  
Occupiers close by include Costa Coffee, Santander, Caffè Nero, Booth Chemist, NatWest, Halifax, Lloyds Pharmacy, Prezzo, Pizza Express, Coral and Marks & Spencer amongst many others.

**Description**  
The properties are arranged over ground and two upper floors to provide three ground floor shops with residential accommodation arranged over the upper two floors of each unit. The residential parts have been sold off on long leases.

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 135 - 137 Banstead**.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
135	52 High Street	A Wright (t/a Honeysuckle)	Gross Frontage 5.65 m (18' 6") Net Frontage 5.20 m (17' 1") Shop Depth 11.95 m (39' 3") Built Depth 14.65 m (48' 1") Ground Floor 61.9 sq m (666 sq ft)	10 years from 20.06.2009 Rent review July 2014 FR & I	£25,250 p.a.	Reversion 2019
	52A High Street	Individual	Maisonette	115 years from 25.03.1986 (less 7 days)	£75 p.a.	Reversion 2101
136	54 High Street	N Chamadia (t/a Direct Dry Cleaners)	Gross Frontage 5.75 m (18' 10") Net Frontage 5.20 m (17' 1") Shop Depth 11.75 m (38' 6") Built Depth 12.05 m (39' 6") Ground Floor 56.05 sq m (603 sq ft)	10 years from 12.12.2008 Rent review every 5th year FR & I	£23,500 p.a.	Reversion 2018
	54A High Street	Individual	Maisonette	115 years from 25.03.1986 (less 7 days)	£50 p.a.	Reversion 2101
137	56 High Street	The Banstead Store Ltd (t/a A Fluke Menswear)	Gross Frontage 5.70 m (18' 8") Net Frontage 5.20 m (17' 1") Shop Depth 11.80 m (38' 8") Built Depth 14.35 m (47' 1") Ground Floor 61.55 sq m (663 sq ft)	10 years from 19.06.2009 Rent review every 5th year FR & I	£25,000 p.a.	Reversion 2019
	56A High Street	Individual	Maisonette	115 years from 25.03.1986 (less 7 days)	£50 p.a.	Reversion 2101

**Total £73,925 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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LOTS 135-137