

Epsom

**10C East Street
Surrey
KT17 1JE**

- **Virtual Freehold Education Centre Investment**
- Let to an individual on a lease expiring in 2028 (1)
- Well located close to Epsom Rail Station
- No VAT applicable
- Rent Review 2023
- Current Rent Reserved
£13,000 pa



Tenure

Leasehold. Held for a term of 999 years from completion at a peppercorn ground rent.

Location

Epsom is a well established commercial centre situated approximately 16 miles south-west of central London and 4 miles north-east of Junction 9 of the M25 Motorway. Kingston upon Thames lies approximately 5 miles to the north and the A3 trunk road is located 3 miles to the north of the town via the A240, which is predominantly dual carriageway.

The property is located to the east of East Street, opposite its junction with Hook Road, approximately 100 metres from High Street and some 330 metres from Epsom Rail Station.

Occupiers close by include McDonald's, Poundland, Dreams, Prezzo, Robert Dyas and ASK Italian, amongst others.

Description

The property is arranged on ground floor only to provide an education centre with D1 use. At the time of Allsop's external inspection, the tenant was still fitting out.

The property provides the following accommodation and dimensions:

Ground Floor 32 sq m (344 sq ft)

Floor areas provided by Vendor. Not inspected internally by Allsop.

Tenancy

The property is at present let to GINA PASCUA PACHECO for a term of 10 years from 14th November 2018 at a current rent of £13,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There was a rent free period until 15th February 2019.

(1) There is a tenant's option to break in the fifth year.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

