

Banstead

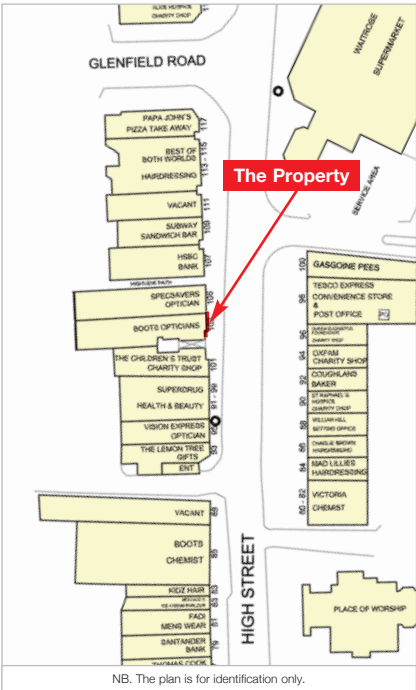
103 High Street

Surrey

SM7 2NL

- **Freehold Shop and Ground Rent Investment plus Vacant Store**
- Shop let to Boots Opticians Professional Services Limited until 2027
- Affluent commuter town
- Town centre location close to Waitrose
- Rent Review 2022
- Total Current Rents Reserved **£37,050 pa**
- **Plus Vacant Store**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



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 Motorway.
The property is located on the north side of the High Street, in the heart of the town centre.
Occupiers close by include Waitrose, HSBC, Subway, Superdrug, Boots Chemist, Santander, Tesco Express, Oxfam and William Hill, amongst many others.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop together with a first and second floor maisonette which has been sold off a long lease. In addition, there is a vacant store room to the rear at first floor level.

VAT
VAT is 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.

Planning
The rear store room may lend itself to alternative use subject to the necessary consents. All enquiries should be made via Reigate & Banstead Borough Council. www.reigate-banstead.gov.uk

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Boots Opticians Professional Services Limited	Gross Frontage	6.70 m	(21' 11")	10 years from 18.07.2017 Rent review in the 5th year Effectively FR & I by way of ability to recover external expenditure	£36,900 p.a.	Rent Review 2022
		Net Frontage	6.05 m	(19' 10")			
		Shop Depth	10.00 m	(32' 9")			
		Built Depth	23.10 m	(75' 9")			
First Floor Store Room	Vacant	First Floor Store Room	24.80 sq m	(266 sq ft)			
First Floor Flat	Individual	Residential			125 years from 25.09.2007	£150 p.a.	Rent increases by £150 every 25 years

(1) For the year ended 31st August 2016, Boots Opticians Professional Services reported a turnover of £278.11m, a pre-tax profit of £21.07m, shareholders' funds of £132.24m and a net worth of £72.31m. (Source: Experian 07.09.2017.)

Total £37,050 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
Seller's Solicitor Ms Stephanie Willis, Cannings Connolly. Tel: 0207 003 8109 e-mail: swillis@cclaw.co.uk