

Epsom

3/5 Upper High Street Surrey KT17 4QY

- Freehold Shop and Residential Ground Rent Investment
 - Let to Night Realisations PLC (Formerly Dreams PLC)
 - Affluent Surrey commuter town
 - Town centre position
 - Shop Rent Review 2013
 - No VAT applicable
 - Total Current Rents Reserved
- £32,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

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 situated on the north side of Upper High Street close to its junction with High Street, East Street and Church Street. Occupiers close by include Co-op Food, Domino's Pizza, Robert Dyas, Specsavers, Pizza Hut and the Odeon Cinema.

Description

The property is arranged on basement, ground and two upper floors to provide a double shop unit with sales accommodation at ground and basement levels. The upper floors comprise two maisonettes which have been sold off on long leases. The ground floor interconnects with the adjacent unit which is also occupied by Dreams but does not form part of the property to be sold.

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

Shop EPC Rating 85 Band D (Copy available on website).
Flat 3a EPC Rating 37 Band F (Copy available on website).
Flat 5 for EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Night Realisations PLC (formerly known as Dreams PLC) (1)	Gross Frontage 11.0 m (36' 1") Net Frontage 10.4 m (34' 2") Shop Depth 8.6 m (28' 3") Built Depth 15.85 m (52' 0") Basement 86 sq m (925 sq ft) Ground Floor 112 sq m (1,205 sq ft)	14 years from 09.10.2003 Rent review every 5th year FR & I	£32,000 p.a.	Rent Review 2013
3a	Individual (2)	Maisonette – Not Inspected	189 years from 25.03.1980	Peppercorn	Reversion 2169
5	Individual (2)	Maisonette – Not Inspected	99 years from 25.03.1980	Peppercorn	Reversion 2079

(1) Website address: www.dreams.co.uk

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £32,000 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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