

Kingston-upon-Thames

12 Eden Street
Surrey
KT1 1BB

- Freehold Shop Investment
- Well located in this affluent South-West London town
- Let to established hairdressing salon
- Lease expires in 2014
- Current Rent Reserved

£43,500 pa

COMPLETION TO BE 25TH MARCH 2011



Tenure

Freehold.

Location

Kingston-upon-Thames is a major commercial centre located some 12 miles south-west of Central London with a broad based economy including industrial, offices and administration. The town is one of the strongest shopping centres in the south-east and serves the borough population of some 135,000 and an estimated catchment population in excess of 600,000. The town benefits from excellent communications being close to the A3, the M3 and the M25.

There are also frequent rail services to Central London (Waterloo) and Heathrow Airport is some 10 miles away.

The property is situated on the south side of Eden Street which connects to High Street and overlooks Market Place in the heart of the town centre.

Occupiers close by include Zizzi, William Hill, Laura Ashley, NatWest and Costa.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop fitted out as a hairdresser salon, with basement storage and ancillary accommodation to part of the first floor.

The remainder of the first and second floors are presently used by the lessee as residential accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	7.30 m	(23' 11")
Net Frontage	4.90 m	(16' 1")
Shop Depth	13.80 m	(45' 3")
Built Depth	15.35 m	(50' 4")
First Floor	50.50 sq m	(545 sq ft)
Second Floor	31.00 sq m	(334 sq ft)

Tenancy

The entire property is at present let to METROPOLIS HAIRDRESSING LIMITED for a term of years from 15th December 1998 to 20th June 2014 at a current rent of £43,500 per annum, exclusive of rates.

The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address:
www.robertmasciave.com/metropolishairdressing.com

VAT

VAT is applicable to this lot.

Documents

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

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 J May Esq, John May Law. Tel: 0207 792 2900 Fax: 0207 792 2941 e-mail: jwm@johnmaylaw.co.uk