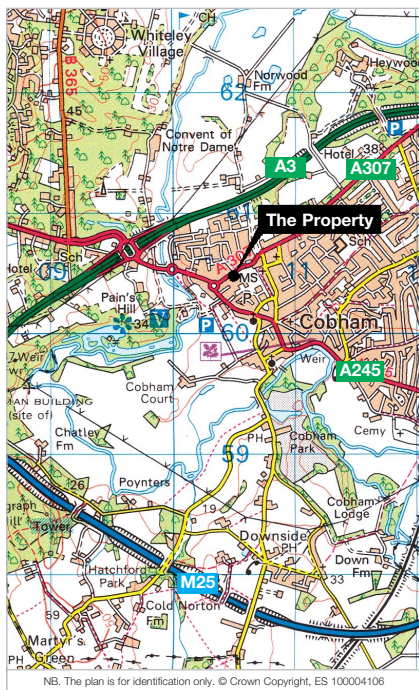


Cobham **60 Portsmouth Road** **Surrey** **KT11 1HY**

- **Freehold Shop and Residential Ground Rent Investment**
- Fronting the A307, in close proximity to the new Cobham Free School (Currently being developed)
- Shop lease expires 2017
- No VAT applicable
- Rent Review 2012 outstanding. Notice served (1)
- Total Current Rents Reserved **£13,000 pa**



Tenure

Freehold.

Location

Cobham is an affluent Surrey town popular with commuters. The town is situated some 20 miles south-west of London and 4 miles north-west of Leatherhead. The town is located on the A245 adjacent to the A3 and Junction 10 of the M25 motorway. The property is situated within a parade of shops to the north-west of the town centre, on the south side of Portsmouth Road (A307), close to its junction with the A245. Occupiers close by include Fired Earth (opposite), Lapidia and a number of local traders. The new Cobham Free School is being developed a short distance from the property (www.cobhamfreeschool.org.uk).

Description

The property is arranged on ground and two upper floors to provide a ground floor launderette with a self-contained maisonette above that has been sold off on a long lease.

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

EPC Rating 55 Band C (Copy available on website).

Unit	Present Lessee	Accommodation			Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Shop	RF & RM Tracey (t/a Cobham Launderette)	Gross Frontage	5.2 m	(17' 1")	20 years from 20.08.1997 Rent review every 5th year FR & I	£13,000 p.a.	Rent Review 2012 outstanding (1)
		Net Frontage	4.6 m	(15' 1")			
		Built Depth	11.5 m	(37' 8")			
Maisonette	Individual	Maisonette – Not Inspected			999 years from 09.02.1996	Peppercorn	Reversion 2995

(1) The 2012 rent review is outstanding. Notice has been served at £16,500 p.a. Copy correspondence is available in the legal pack.

Total £13,000 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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