



Tenure

Freehold.

Location

Tadworth is an attractive village on top of the North Downs, close to Walton-on-the-Hill, south of Epsom, having a resident population of some 7,000. Epsom Racecourse is approximately 2 miles to the north. The property is situated on the south side of Cross Road almost directly opposite the rail station (direct services to London) in the centre of the village.

Occupiers close by include TSB Bank, One Stop, The Children's Trust, Day Lewis Pharmacy, Hartleys and a number of long established local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor triple shop unit with staff and ancillary accommodation to the rear, together with a self-contained first floor, previously used as offices. This accommodation is still informally arranged as two flats, each having the benefit of its own external entrance door and separate internal staircase. Some separation works and new kitchens and bathrooms will be required. Prospective purchasers should make their own enquiries in this regard.

Planning

Planning permission has been granted by Reigate & Banstead Borough Council for conversion of the first floor into two self-contained flats (1 x one bed and 1 x two bed flats). Proposed plans are available from the Auctioneers.

All enquiries: www.reigate-banstead.gov.uk (Reference: 15/00659/F)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Ground Floor EPC Rating 47 Band B.
First Floor EPC Rating 116 Band E.

Viewings

There will be a single block viewing of the first floor held prior to the auction. Viewing of the shop unit is by appointment only. If you would like to attend you must register with us by emailing: viewings@allstop.co.uk. with the name and mobile number of each party wishing to inspect. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 1 Tadworth'.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------|---|---|--|---|---------------------------|
| 2-6 | Glentop Ltd (t/a Castaways) (1) (also trades as Traveltime with 7 other branches) | Gross Frontage 15.65 m (51' 4") Net Frontage 15.15 m (49' 8") Shop Depth (max) 17.25 m (56' 7") Built Depth (max) 17.50 m (57' 5") | 10 years from 01.07.2014 (3) Rent review in the 5th year (2). FR & I | £17,500 p.a. Rising to £20,000 pa from 01.07.2017 | Rent Review 2019 (2) |
| 8-10 | Vacant | First Floor Flat with Planning for Conversion into 2 Flats (4) | 128 sq m (1,378 sq ft) | | |

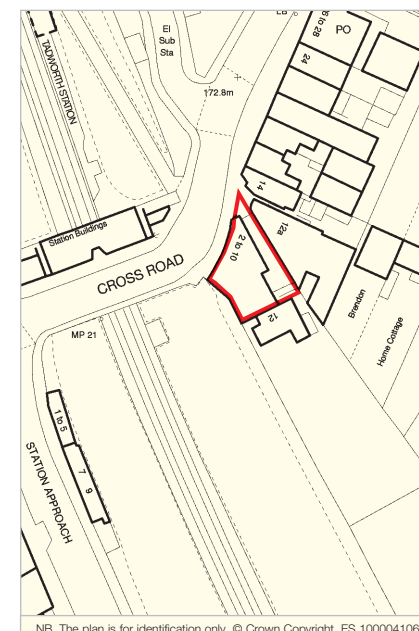
(1) www.castaways.co.uk
(2) Tenant's break option 01.07.2019
(3) NB: Sections 24-28 of Landlord & Tenants Act 1954 have been excluded.
(4) Floor area is Gross Internal.

Total £17,500 p.a.

Tadworth
2-10 Cross Road
Surrey
KT20 5UJ

- **Freehold Shop Investment and Residential Conversion Opportunity**
- Well located opposite rail station in the centre of the village
- Benefits from planning permission to convert upper floor into 2 flats
- No VAT applicable
- First time on the market in over 25 years
- Total Current Rents Reserved
£17,500 pa
plus vacant first floor.
Rent rises to £20,000 pa
from 01.07.2017

SIX WEEK COMPLETION AVAILABLE



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