

Virginia Water 14 & 14A Station Approach Surrey GU25 4DW

- **Freehold Shop and Residential Ground Rent Investment**
- Located in affluent Surrey village close to M3 and M25 motorways
- Situated in established parade of shops with free parking to front
- Lease expires 2026
- No VAT applicable
- Current Rent Reserved
£25,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

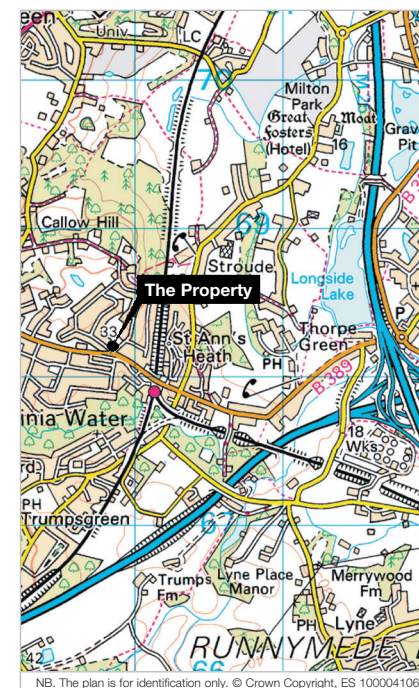
Location
Virginia Water is a prosperous village in the Borough of Runnymede in Surrey and takes its name from the lake in nearby Windsor Great Park. Trumps Green Road runs south-west from the centre of Virginia Water. The village benefits from a rail station with regular services to London Waterloo (approximately 45 minutes). The M3 motorway (Junction 2) lies adjacent to the village. The property is situated in a parade of shops that front on to Station Approach in a predominately residential area. Station Approach runs parallel to Christchurch Road with Virginia Water Rail Station being a short distance to the east.

Occupiers close by include Lloyds Pharmacy, Blockbuster Video, Knight Frank, Barclays, Budgens and Langleys Dental Centre.

Description
The property is arranged on ground and one upper floor to provide a ground floor retail unit with self-contained residential accommodation above accessed from the rear.

VAT
VAT is not applicable to this lot.

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14	J Singh and G Singh Sehgal	Gross Frontage 7.5 m Net Frontage 6.95 m Shop and Built Depth 18.95 m	(24' 7") Rent review on 29th June 2014 and every 5th year thereafter (62' 2") FR & I by way of service charge The tenant has paid a £10,000 deposit.	£25,000 p.a.	Rent Review 2014
14A	Individual	First Floor Flat (Not Inspected)	125 years from 25th December 1996	£100 p.a.	Reversion 2121

Total £25,100 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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