



**Price/premium** £435,000

**Size** 1,550 Square feet

**Ref** #2885

## Address

**Address:** 40/42 North Parade

**Postcode:** KT9 1QF

**Town:** Chessington

**Area:** Surrey

## Location

Busy local parade with easy parking and mainline Station close by. Multiples, nearby include Sainsbury's Local, KFC, Paddy Power and Mc Colls.

## Description

Fully let freehold Investment comprising;

Double shop unit with rear yard, let to William Hill Organization Limited (Co Reg' No 00278208) for a 10 year term from 29th September 2013. No further Rent Reviews or Options to Break. Rent £25,500 p.a. exclusive. Lease drafted within The Landlord & Tenant Act 1954. Tenant to contribute 40% in respect of buildings insurance.

The shop unit provides a retail area of approximately 1350 sq ft with 200 sq ft of ancillary/washrooms- 1550 sq ft in total.

Four flats sold on long leases-

40a- 99 years from 15th June 2006 at £150 Ground Rent.

40b- 99 years from 26th January 2005 at £150 Ground Rent.

42a- 99 years from 1st January 2003 at £150 Ground Rent.

42b- 125 years from 28th April 2014 at £250 Ground Rent.

Please view only by appointment.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£435,000
<b>Legal fees:</b>	Not specified

## Property Map



## Important notice

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