



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

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

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).





