

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

**FREEHOLD INVESTMENT COMPRISING
2 x GROUND FLOOR RETAIL UNITS
FOR SALE (FREEHOLD)**



13-15 HIGH STREET

EPSOM • SURREY • KT19 8DA

LOCATION:

The property is situated in the heart of Epsom High Street and nearby occupiers including Robert Dyas, Specsavers, Thomson, Headmasters, Ryman, Subway and HSBC.

Epsom is an affluent commuter town within the Greater London Urban Area with a population of approximately 31,500 and located 15 miles from Central London, 7 miles south of Kingston-Upon-Thames and 8 miles south-west of Croydon, and is very well connected with the A24 passing through the centre of the town. The M25 can be joined at Leatherhead which in turn connects to the M23, M3, M4 and M40.

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DESCRIPTION: The investment comprises the Freehold of the entire building which is arranged over ground, first and second floors the first and second floors having been sold-off by way of a long lease while a third floor is currently under construction.

ACCOMMODATION: Ground floor:

No. 13 occupied by Leeds Building Society 863 sq ft (564 sq ft ITZA)
No. 15 occupied by QEF 887 sq ft (595 sq ft ITZA)

Separate access to:

Self-contained upper parts which have been sold-off by way of a long lease (999 years).

TENANCY: No. 13 has been let Leeds Building Society for a term of 10 years from 25th March 2012, without any break options, at a current rent of **£28,500.00 per annum** exclusive. The lease provides for an upward only rent review on 25th March 2017. The lease has been drafted on effectively FRI terms.

No. 15 has been let to Queen Elizabeth's Foundation for Disabled People (Number: 00892013) for a term of 10 years from 25th December 2011, at a current rent of **£30,000.00 per annum** exclusive. The lease has been drafted on effectively FRI terms.

The upper parts have been sold by way of a long lease for 999 years subject to a peppercorn rent.

PRICE: We are seeking **£800,000.00** for the Freehold interest to include the upper parts, which would show a gross initial yield of **7.31 %**

VAT: The property is NOT elected for VAT.

SERVICE CHARGE: Further details are available upon request.

BUSINESS RATES: **No. 13**

Description: Shop and Premises
Rateable Value: £25,000.00

No. 15

Description: Shop and Premises
Rateable Value: £27,000.00

LEGAL COSTS: Each party to be responsible for their own costs.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
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NOTE:

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