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FOR SALE

***Mixed Commercial and Residential Investment
Comprising 2 Shops & 6 Flats***



***152 – 154 EWELL ROAD
SURBITON
SURREY KT6 6HG***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**152-154 Ewell Road
Surbiton, Surrey, KT6 6HG**

Location: The property is located on the A240 Ewell Road between its junctions with Langley Road and Oakhill Crescent. Ewell Road is a major traffic route between Kingston upon Thames and Surbiton town centres to the A3 junction at Tolworth and beyond to Epsom. The property is located in a local shopping parade where other retailers include a , general store, newsagent, a dentist and a number of cafes and restaurants.

Description: The premises comprise two ground floor retail units (one with basement storage) plus six residential dwellings on the ground floor to the rear and on the first floor above.

Access to the residential dwellings is via an archway between the two retail units, which also leads to offices at the rear that are not part of this sale.

Accommodation: See Accommodation and Tenancy Schedule.

Price: £175,000.00 for the freehold interest in the premises subject to the various leases as detailed. Please note that the lessees have elected **not** to take up their right of pre-emption under the terms of the Landlord & Tenant Act 1987.

Legal Costs: The parties are to be responsible for their own legal and other costs in this transaction.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS
Tel: 020 8546 0022**

Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.

Accommodation and Tenancy Schedule for 152 – 154 Ewell Road Surbiton Surrey KT6 6HE

ADDRESS	TYPE	SIZE (Approximate areas)	TERM	RENT	TENANT
152 Ewell Road	Shop	Retail area 625 sqft (58.06 sqm NIA) Basement 334 sqft (31.03 sqm NIA)	20 years from 30.08.1999 FRI by service charge 4 yearly rent reviews (30.08.2011)	£12,250 pax	Andrew Holmes and Sons Ltd Now part of Cooperative Group
154 Ewell Road	Shop	Retail area 797 sqft (74.04 sqm NIA)	99 years from 25.12.1978	£50 per annum Increasing to £100 per annum from 25.12.2011	Kevin White
152A Ewell Road	Flat	Bedroom, Living room, Kitchen and Bathroom/WC (506 sqft - 47 sqm GIA)	99 years from 25.03.1980 (68 years unexpired)	£50 per annum	Ms A King
152B Ewell Road	Flat	Bedroom, Living room, Kitchen and Bathroom/WC	99 years from 25.03.1980 (68 years unexpired)	£50 per annum	Mr S Hawkins
152C Ewell Road	Flat	Bedroom, Living room, Kitchen and Bathroom/WC	150 years from 25.03.1980 (119 years unexpired)	Peppercorn	Mr R Sherwood
152D Ewell Road	Flat	2 Bedrooms, Living room, Kitchen and Bathroom/WC	99 years from 25.03.1980 (68 years unexpired)	£50 per annum	Mr L Soares
154A Ewell Road	Flat	2 Bedrooms, Living room, Kitchen and Bathroom/WC	99 years from 25.03.1980 (68 years unexpired)	£50 per annum	Ms E Veliotou
154B Ewell Road	Flat	Bedroom, Living room, Kitchen and Bathroom/WC	125 years from 25.03.1980 (94 years unexpired)	£200 per annum	Ms S Culm
			Total Rent	£12,700 per annum	

- Each flat tenant pays £100 per annum for building maintenance
- Buildings insurance is charged separately