

Adelphi Court, 1 East Street & Stable Block Flat, 3 East Street Epsom, Surrey KT17 1BB

lot 25

Attractive Freehold Modern Office and Residential Investment

- Well located in town centre close to station
- Affluent Surrey town close to A24 & A3 within M25
- 514.6 sq m (5,539 sq ft) approx. with car parking
- Potential for residential conversion subject to the necessary consents

Rent
£68,132
per annum
exclusive
(see note 4)



Location

Miles: 14 miles south-west of Central London
6 miles south-west of Kingston upon Thames
Roads: A3, A24, M25 (Junction 9)
Rail: Epsom Railway Station (36 mins. direct to Waterloo)
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is well located in the town centre of this popular and affluent Surrey commuter town at the junction of East Street and Adelphi Road some 400m from Epsom Railway Station and a short walk to The Ashley Shopping Centre. The immediate area comprises mainly residential and office buildings with retail on High Street close by.

Description

The property comprises a modern, purpose built office building constructed circa 1990 arranged on basement, ground and two upper floors. The office accommodation benefits from raised floors, suspended ceilings with Cat II lighting, central heating and perimeter trunking. There is an eight person passenger lift. There is undercroft parking for approximately four cars. In addition, there is a self-contained one double bedroom maisonette within a detached two storey building to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement (part)	Storage/ Ancillary	77.7 sq m (836 sq ft)	VACANT POSSESSION			
Basement (part)	Storage/ Ancillary	30.1 sq m (324 sq ft)	BRIDGER BELL COMMERCIAL LLP	3 years from 26/05/2013 (1) (2)	£4,250	(25/05/2016)
Ground	Offices	110.5 sq m (1,189 sq ft)	COMMS MULTILINGUAL LIMITED	5 years from 24/03/2011 (2)	£20,450	(23/03/2016)
First	Offices	128.1 sq m (1,379 sq ft)	PRO PUBLICATIONS INTERNATIONAL LIMITED	5 years from 10/11/2012 (2) (3)	£18,000	09/11/2016
Second	Offices	112.8 sq m (1,215 sq ft)	ESSENTIALNET LIMITED	5 years from 23/12/2013 (2)	£16,432 (4)	(23/12/2018)
Stable Block	Residential Maisonette	55.4 sq m (596 sq ft)	AN INDIVIDUAL	1 year Assured Shorthold Tenancy from 03/03/2014	£9,000	(02/03/2015)
Totals		514.6 sq m (5,539 sq ft)			£68,132	

(1) As to the lease on the basement there is a rolling mutual option to determine upon 6 months' notice.

(2) The lease is outside the security provisions of the Landlord & Tenant Act.

(3) As to the first floor lease there is an option to determine the lease on 10th May 2016.

(4) The current rent reserved under the lease is £10,690 p.a.x. The lease provides for a rental increase to £13,904 p.a.x. on 23rd December 2014, £15,168 p.a.x. on 23rd December 2015 and £16,432 p.a.x. on 23rd December 2016. The seller will pay the difference between the current rent reserved and £16,432 p.a.x. on completion of the sale such that the property will effectively produce £16,432 p.a.x. from completion of the sale.

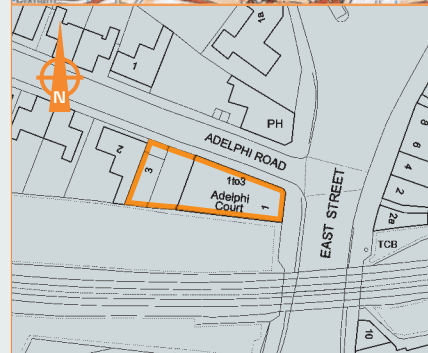
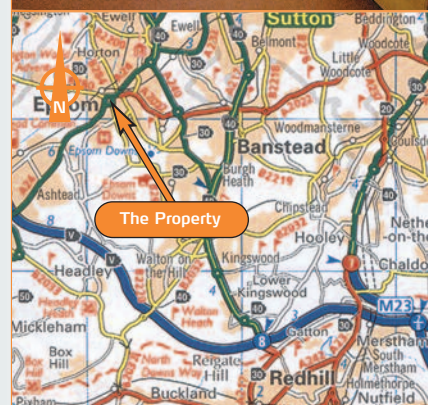
For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Thrings LLP
The Paragon, Counterslip, Bristol BS1 6BX.
Tel: +44 (0)117 930 9537.
Email: rbarnes@thrings.com
Ref: Robert Barnes.



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