

34 High Street Epsom, Surrey KT19 8AH

lot 35

Freehold Retail and Residential Investment

- Retail let to Ryman Limited on rebased rent
- Includes 2 residential flats
- Busy High Street location in an affluent commuter town
- Residential redevelopment potential of upper parts (subject to consents)
- Nearby occupiers include McDonald's, Specsavers, Robert Dyas, ASK Restaurant and Maplin

Rent
£35,650
per annum
exclusive with a
2 Bed Flat
to be Let



Location

Miles: 14 miles south-west of Central London
8 miles south-west of Croydon
6 miles south-west of Kingston upon Thames

Roads: A24, A3, A240, M25 (Junction 9)

Rail: Epsom Railway Station (36 mins direct to London Waterloo)

Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is situated in the heart of the town centre on the north side of the busy High Street close to its junction with East Street and Upper High Street. Neighbouring occupiers include McDonald's, Specsavers, Robert Dyas, ASK Restaurant and Maplin.

Description

The property comprises ground floor retail accommodation with 2 x two bedroom self-contained flats on the upper floors. The flats are accessed separately from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

The property may be suitable to extend at the rear and for redevelopment of the upper parts, subject to consents.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	125.41 sq m (1,350 sq ft)	RYMAN LIMITED (1)	5 years from 18/08/2014 on a full repairing and insuring lease (2)	£26,350	17/08/2019
First	Residential	2 bedroom flat	VACANT POSSESSION			
Second	Residential	2 bedroom flat	INDIVIDUALS	Assured Shorthold Tenancy Agreement – Holding Over	£9,300	
Total Commercial		125.41 sq m (1,350 sq ft)			£35,650	

(1) For the year ending 30/03/2014, Ryman Limited reported a turnover of £125,384,000, pre-tax profits of £7,263,000 and a total net worth of £37,644,000. (Source: www.riskdisk.com 07/11/2014).

(2) The lease provides for a tenant option to determine on 17th August 2017 subject to not less than 6 months written notice.

For further details please contact:

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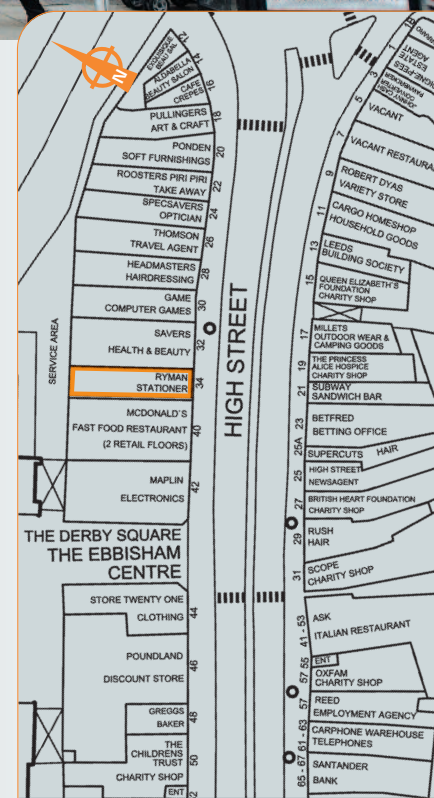
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Buyer's Legal Title Report

by **Dentons UKMEA LLP** 
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