

Lot 27

£82,500 per annum
exclusive

41-53 High Street,
Epsom, Surrey KT19 8DD
Freehold Restaurant Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant	283 sq m (3,046 sq ft)	AZZURRI	25 years from 29th September 1995	£82,500	28/09/2020
Basement	Ancillary	22 sq m (237 sq ft)	RESTAURANTS LIMITED (1)			
First (Part)	Ancillary	19 sq m (204 sq ft)	t/a Ask Italian			
Ground (rear)	House	Not Measured				
First (Part)	3 bedroom self-contained flat	Not Measured	UNKNOWN (2)	Unknown		
Second	4 bedroom self-contained flat	Not Measured	UNKNOWN (2)	Unknown		
Total Commercial Floor Area		324 sq m (3,487 sq ft)			£82,500	

(1) For the year ending 26th June 2016, Azzurri Restaurants Limited reported a turnover of £226,636,000, a pre-tax profit of £17,627,000 and a total net worth of £60,446,000 (Source: Experian Group 23/10/2017).

(2) The receivers have no information as to the basis upon which the residential flats are being occupied.

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Key Details

- Majority let to Azzurri Restaurants Limited
- Includes two residential flats and a house
- Affluent Surrey town close to A24 and A3 within the M25
- Busy High Street location close to the station
- Nearby occupiers include McDonald's, Millets, Fat Face, Poundland and Maplin

On behalf of Receivers



Location

Miles: 13 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 prominently situated in the heart of the town centre of this popular and affluent Surrey commuter town, equidistant from its junctions with Church Street to the east and Ashley Road to the west. Nearby occupiers include McDonald's, Millets, Fat Face, Poundland and Maplin.

Description

The property comprises a substantial former bank building with restaurant accommodation on the ground floor, ancillary accommodation in the basement and part of the first floor, a three bedroom self-contained residential flat on part of the first floor and a four bedroom flat on the second floor. The property also comprises a self-contained house at the rear of the property.

Tenure

Freehold.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



House at the Rear



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Acuitus
John Mehtab
+44 (0)207 034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)207 034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Simmons & Simmons LLP
Iain Macfarlane
+44 (0) 20 7825 4517
iain.macfarlane@simmons-simmons.com