

**Lot 43, 44 Summer Road, Taggs Boatyard, Thames Ditton,
Surrey KT7 0QQ**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Ground Floor Commercial Unit Opportunity

www.acuitus.co.uk

Lot 43, 44 Summer Road, Taggs Boatyard, Thames Ditton, Surrey KT7 0QQ

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Property Information

Ground Floor Commercial Unit Opportunity

- Recently constructed Ground floor commercial unit of approximately 117.90 sq m (1,269 sq ft)
- Forming part of an attractive residential development overlooking the River Thames
- Owner/ Occupier Opportunity
- Affluent Surrey village location
- Excellent road and rail connections to London

Lot

43

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of LPA Receivers

Location

Miles

1.5 miles west of Surbiton, 5 miles south of Richmond, 12 miles south west of Central London

Roads

A309, A3, A308

Rail

Thames Ditton Railway Station (London Waterloo in 32mins).
Hampton Court Railway Station

Air

London Heathrow Airport, London Gatwick Airport

Situation

Thames Ditton is an affluent suburban village, in the Elmbridge borough of Surrey with excellent road and rail connections to London. The property is situated on Summer Road overlooking the River Thames. The property is located in a predominantly residential area with several office occupiers in the immediate vicinity and close to the busy High Street.

Tenure

Virtual Freehold. Held for a term of 999 years from 01/03/2022 at a peppercorn ground rent. On completion the buyer will be awarded membership in the management company of the Freehold of the entire site.

EPC

Description

The property comprises a self-contained ground floor commercial unit forming part of a recently developed residential building. The unit is finished to a shell specification and suitable for a range of business uses and benefits from 3 allocated car parking spaces.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Floor	Use	Approx Gross Internal Floor Area sq m	Approx Gross Internal Floor Area sq ft	Possession
Ground	Use E	117.90	(1,269)	VACANT POSSESSION
Total Approximate Floor Area		117.90	(1,269)	

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