For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)





Ground Floor Commercial Unit Opportunity

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# acuitus Red Estate Auctioneering & Investment

#### **Property Information**

Ground Floor Commercial Unit Opportunity		Location		Description	
<ul> <li>Recently constructed Ground floor commercial unit of approximately 117.90 sq m (1,269 sq ft)</li> </ul>		Miles	1.5 miles west of Surbiton, 5 miles south of Richmond, 12 miles south west of Central London	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	
Forming part of an attractive residential development over looking the		Roads	A309, A3, A308	specification and suitable for a range of business uses and benefits from 3 allocated car parking spaces.	
River Thames Owner/ Occupier Opportunity		Rail	Thames Ditton Railway Station (London Waterloo in 32mins). Hampton Court Railway Station		
Affluent Surrey village location		Air	London Heathrow Airport, London Gatwick Airport	VAT	
<ul> <li>Excellent road and rail connect</li> </ul>	ions to London				
Lot	Auction	Situation		VAT is applicable to this lot.	
43	21st September 2023				
Vacant Possession	Status Available	with excelle Summer R predomina	ton is an affluent suburban village, in the Elmbridge borough of Surrey nt road and rail connections to London. The property is situated on bad overlooking the River Thames. The property is located in a tty residential area with several office occupiers in the immediate	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	
Sector		vicinity and	close to the busy High Street.	respect of the information in this brochure or any matter relating to the property,	
Office	Auction Venue			including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The	
	Live Streamed Auction	Tenure		Receivers are not bound to accept the highest or any offer.	
On Behalf of LPA Receivers		ground rent	hold. Held for a term of 999 years from 01/03/2022 at a peppercom . On completion the buyer will be awarded membership in the nt company of the Freehold of the entire site.		

EPC

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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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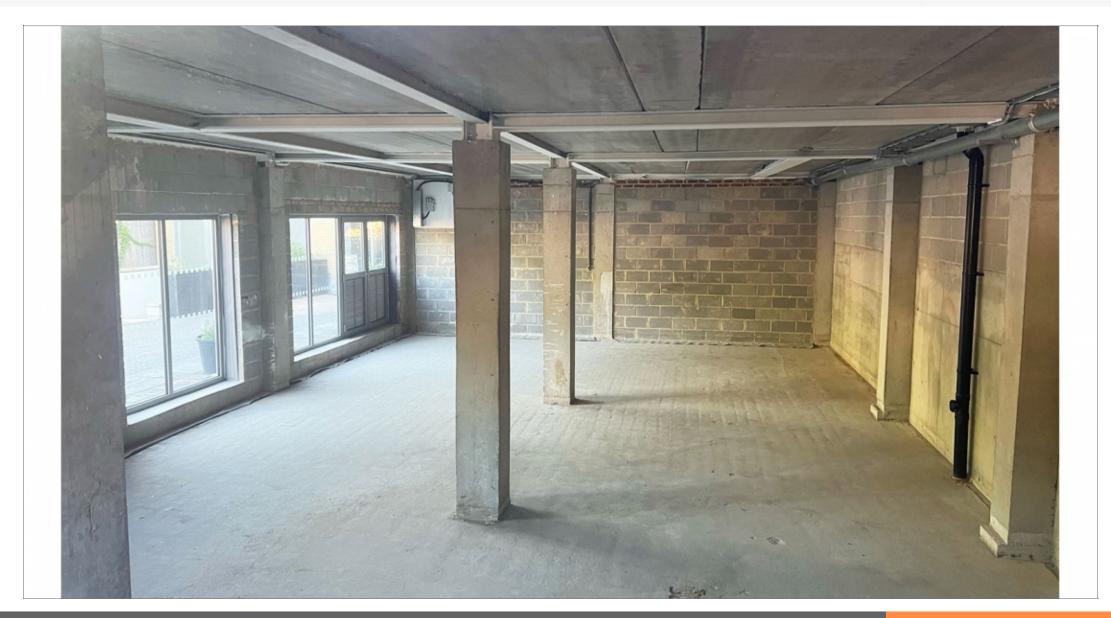




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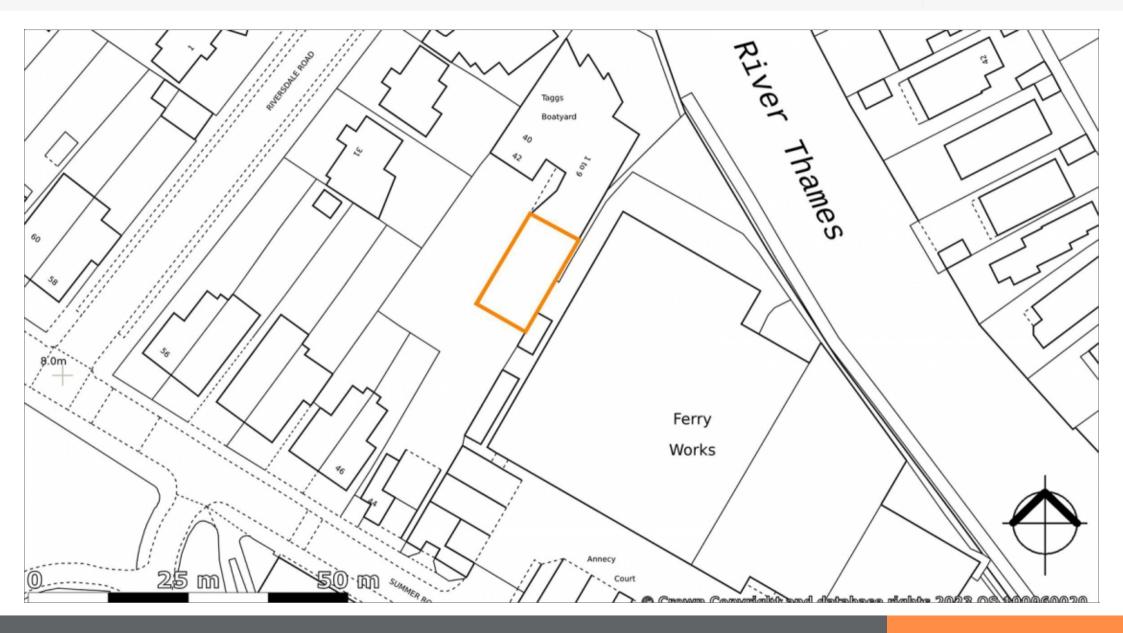




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#### Contacts

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