

lot 2

517/519A London Road, North Cheam  
Surrey SM3 8JS

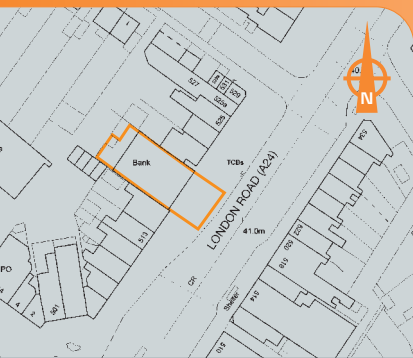
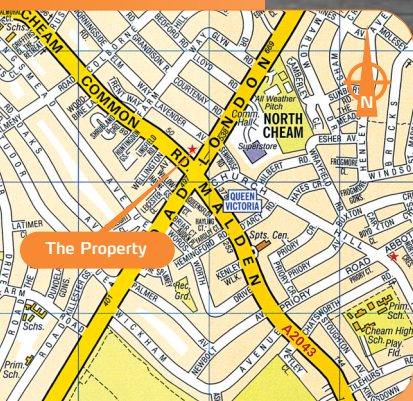
Rent  
£20,000  
per annum  
exclusive

Freehold Bank and Residential  
Investment

- Ground and lower ground let to Barclays Bank plc until 2027 (subject to option)
- Prominent position in affluent London suburb
- Nearby occupiers include Ladbroke's, Blockbuster and Greggs
- On-site car parking for approximately 7 cars
- Six Week Completion Available



On the instructions  
of Joint Fixed  
Charge Receivers



**Location**

Miles: 11 miles south of City of London  
Roads: A24, A2043  
Rail: Worcester Park Rail Station (29 mins to London Waterloo)  
Air: London Airports: Heathrow (11 miles), Gatwick (18 miles), City (15 miles)

**Situation**

The property is situated in a prominent location on the western side of London Road (A24), near its junction with Cheam Common Road/Malden Road (A2043). Nearby occupiers include Ladbroke's, Blockbuster and Greggs.

**Description**

The property comprises a ground floor banking hall with lower ground storage accommodation, and two self-contained residential flats on the first floor. The property benefits from on-site car parking for approximately 7 cars.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars, including VAT, has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Viewings**

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Banking Hall/Ancillary	160.72 sq m (1,730 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 27/03/2007 until 26/03/2027 on a full repairing and insuring lease (2)	£20,000	24/06/2013 and five yearly thereafter
Ground	Strong Room	21.83 sq m (235 sq ft)				
Lower Ground	Storage	26.47 sq m (285 sq ft)				
Part First (517A)	Residential Flat	Not Measured	<b>BUSINESS FLATS LIMITED</b>	125 years from 29/09/2004	Peppercorn	(28/09/2129)
Part First (519A)	Residential Flat	Not Measured	<b>AREA ESTATES LIMITED</b>	125 years from 29/09/2004	Peppercorn	(28/09/2129)
<b>Totals</b>		<b>209.02 sq m (2,250 sq ft)</b>			<b>£20,000</b>	

(1) For the year ending 31st December 2011, Barclays Bank plc reported pre-tax profits of £5,974,000,000 and a total net worth of £54,232,000,000. (Source: www.riskdisk.com 29/10/2012)

(2) The lease provides a tenant option to determine on the fifteenth anniversary of the term.

**For further details please contact:**

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