

lots
27-29

124, 134 & 138 Walton Road, East Molesey
Surrey KT8 oHP

Rent
£43,800
per annum
exclusive
(combined
total rent)

Freehold Self-Contained Retail and
Residential Investments

- Comprises three retail units with self-contained maisonettes above
- To be offered as three individual lots
- Forms part of an established retail parade in an affluent Surrey location

- Located close to Hampton Court Palace and the River Thames
- Nearby occupiers include Tesco Metro Supermarket, Carpetright, Subway and Lloyds TSB Bank





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Location

Miles: 3 miles south-west of Kingston
14 miles south-west of Central London
17 miles north-east of Guildford
Roads: A3, B369, M3 & M25
Rail: Hampton Court
Air: Heathrow International Airport

Situation

The properties are situated on the south side of Walton Road (B369) close to the junction with Spencer Road. The properties benefit from their proximity to numerous local and national operators including Tesco Metro Supermarket, Carpetright, Subway and Lloyds TSB Bank which serve the surrounding residential area.

Description

Each property comprises a ground floor retail unit with residential accommodation on first and second floors to provide self-contained maisonettes which are accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Lot	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
27	134	Ground	Retail	58.53 sq m (630 sq ft)	QUEEN ELIZABETH'S FOUNDATION FOR DISABLED PEOPLE (1)	10 years from 07/07/2005 on a full repairing and insuring lease	£15,000	07/07/2010 (06/07/2015)
	188	First & Second	Residential	Not measured - 3 rooms, kitchen & bathroom	INDIVIDUAL	125 years from 25/12/1996	£100	25/12/2029 and 33 yearly (2) (24/12/2121)
28	138	Ground	Employment Agency & Accountancy Services	95.97 sq m (1,033 sq ft)	SKILLFRAME LTD (3)	10 years from 12/07/2009 on a full repairing and insuring lease (4)	£13,500	12/07/2014 (11/07/2019)
	190	First & Second	Residential	Not measured - 3 rooms, kitchen & bathroom	INDIVIDUAL	125 years from 25/12/1996	£100	25/12/2029 and 33 yearly (2) (24/12/2121)
29	124	Ground	Retail	46.08 sq m (496 sq ft)	MR N LINNEY (t/a Launderette)	20 years from 25/12/1997 on a full repairing and insuring lease	£15,000	25/12/2009 and 25/12/2013 (24/12/2017)
	178	First & Second	Residential	Not measured - 3 rooms kitchen & bathroom	INDIVIDUAL	125 years from 25/12/1996	£100	25/12/2029 and 33 yearly (2) (24/12/2121)
Totals				200.58 sq m (2,159 sq ft)			£43,800	

- (1) The Queen Elizabeth's Foundation for Disabled People was founded in 1934 to enable and support disabled people to increase independence and improve life skills. In 1934 the charity supported 16 individuals, today it serves more than 1,000 people each year. They currently have 13 shops in Surrey and Middlesex (Source: www.qef.org.uk 13/09/2012).
- (2) Under the terms of the lease, the rent will be reviewed to £200 p.a. on 25th December 2029, £300 p.a. on 25th December 2062 and £400 p.a. from 25th December 2095 until expiry.
- (3) Skillframe is an independent recruitment consultancy established in 1999. The company provides recruitment expertise to a broad range of public and private sector clients locally, nationally and internationally (Source: www.skillframe.co.uk 13/09/2012).
- (4) The tenant benefits from an option to determine on 12th July 2014 on providing 6 months prior written notice.

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