

20 High Street Epsom, Surrey KT19 8AH

lot 19

Freehold Retail Investment

- Entirely let on licence to DuvetCo Limited (subsidiary of The Edinburgh Woollen Mill) t/a Ponden Home Interiors
- Busy High Street location
- Residential redevelopment potential of upper parts (subject to consents)
- Neighbouring occupiers include McDonald's, Specsavers, Robert Dyas, Betfred and Maplin

Rent
£33,499.92
per annum
exclusive (2)



On behalf
of Receivers



Location

Miles: 14 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 situated in the heart of the town centre on the north side of the busy High Street close to its junction with East Street and Upper High Street. Neighbouring occupiers include McDonald's, Specsavers, Robert Dyas, Betfred and Maplin.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The property benefits from rear access.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	119.77 sq m (1,289 sq ft)	DUVETCO LIMITED t/a Ponden Home Interiors (1)	3 years from 23/02/2012 (3)	£33,499.92	22/02/2015
First	Ancillary	65.27 sq m (703 sq ft)				
Second	Ancillary	38.23 sq m (411 sq ft)				
Totals		223.27 sq m (2,403 sq ft)			£33,499.92 (2)	

(1) For the year ending 02/03/2013, DuvetCo Limited reported a turnover of £27,910,000, pre-tax profits of £1,888,000 and a total net worth of £6,204,000. (Source: www.riskdisk.com 29/05/2014)

(2) The rent reserved under the terms of the licence is £2,791.66 per calendar month exclusive. The sum shown above has been annualised.

(3) Occupied under a licence.

For further details please contact:

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Planning

The property may be suitable to extend at the rear and for residential redevelopment of the upper parts, subject to consents. The adjoining property has undergone residential conversion of the upper parts. Copies of the floor plans are available in the legal pack.

Epsom & Ewell Borough Council:
Town Hall, The Parade, Epsom, Surrey KT18 5BY.
Tel: 01372 732000.

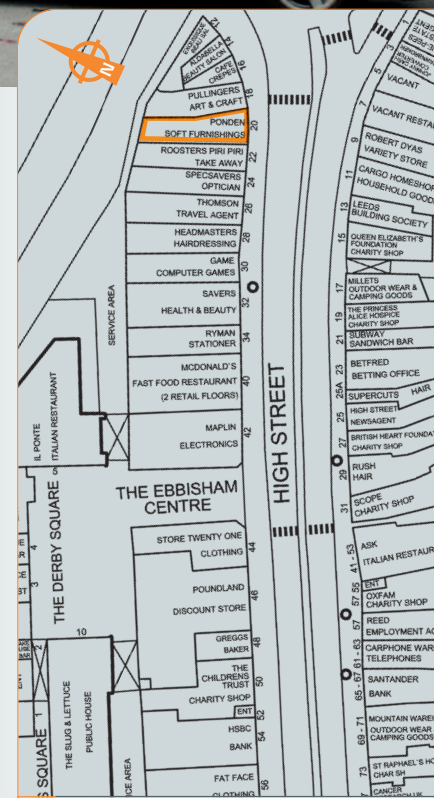
Email: contactus@epsom-ewell.gov.uk

Note

This property is being marketed for sale on behalf of Kevin Mersh and Matthew Nagle acting as 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.

Solicitors:

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