

FREEHOLD CAR PARK INVESTMENT FOR SALE



Car Park and Land to Rear of 1-8 Grand Parade, Ewell Road, Tolworth KT6 7BE

Location

The car park is situated directly behind B&M Bargain Store on the A240 Ewell Road close by to its junction with Lenelby Road.

Description

A tarmac surfaced level car park providing thirty demarcated car park spaces and including a detached block of six garages.

Terms

Freehold for sale subject to the existing long term Commercial Tenancy

Tenancy Details

The car park is let on a full repairing and insuring Lease for a term of 99 years from the 1st January 1974 (49 years unexpired) to CNM Estates (Ewell Road) Limited.

Rental Income

£25,840 per annum subject to rent review on 1st January 2029.

Asking Price

£430,000 Freehold

Further Details/Viewing:

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Car Park and Land to the Rear of 1-8 Grand Parade, Ewell Road, Tolworth, Surrey KT6 7BE

LOCATION:	The car park is situated directly behind the Grand Parade shopping parade and busy B&M Bargain Store which front the A240 Ewell Road close by to its junction with Lenelby Road and a short walking distance away from the main shopping and transport amenities of Tolworth Broadway.
DESCRIPTION:	<p>The property represents a trapezium shaped level and tarmac surfaced site which is currently utilised as a public car park with vehicular access from Lenelby Road.</p> <p>The car park includes approximately thirty demarcated car parking spaces plus a detached block of six single garages. The car park mainly serves the customers for the B&M Bargain Store as well as the Grand Parade shops (Please see attached Site Plan)</p> <p>There is a small electrical sub-station situated within the curtilage of the car park.</p>
TENANCY DETAILS:	The car park is let on a Long Leasehold interest for an original term of 99 years from 1 st January 1974 (49 years unexpired) to CNM Estates (Ewell Road) Limited. This Lease being on effective full repairing and insuring terms and inside all of the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.
RENTAL INCOME:	£25,840 per annum exclusive payable six monthly in advance.
RENT REVIEWS:	Every ten years of the Lease term. Next Rent Review being 1 st January 2029.
TERMS:	The Freehold Interest in the property is offered for sale subject to the existing Commercial Tenancy.
PRICE:	£430,000 Freehold.
FURTHER DETAILS:	Please contact Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com



Misrepresentation Act 1967

These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.



PRC	
Scale: 1:500	Date: Feb 2017
Job No: 10036	Client: CHALISTATES (Lobbanh Tower) Ltd
Project: Ewell Road, LONDON	Project: Ewell Road, LONDON
Drawn by: [Name]	Drawn by: [Name]
Checked by: [Name]	Checked by: [Name]
Approved: [Name]	Approved: [Name]
Project No: 002	Revision: V
Scale: 1:500	Scale: 1:500
Scale: 1:500	Scale: 1:500

CLIENT: CHALISTATES (Lobbanh Tower) Ltd
 PROJECT: Ewell Road, LONDON
 DRAWING TITLE: SITE LAYOUT AS EXISTING

Revision: V
 Date: 21.04.17
 Description: Existing car park layout added.

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