



FREEHOLD - FOR SALE

SHW

FREEHOLD GROUND RENT INVESTMENT

390, 390A, 392, 392A CHESSINGTON ROAD, EWELL KT19 9EG

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SUMMARY

On behalf of private clients SHW are delighted to offer this freehold ground rent investment opportunity in Ewell.

PROPERTY HIGHLIGHTS

- Freehold Ground Rent Investment
- The property comprises 4 flats and a block of garages to the rear
- All flats are sold-off on long-leasehold interests and produce a ground rent income of £160 per annum
- The freehold interest is offered for sale subject to the long-leases and subject to contract at the following guide prices:
 - Unconditional offers are requested in the region of **£5,000**
 - Subject-to-Planning offers are invited – price upon application



VIEWINGS 020 8662 2700

Richard Pillow
Matt Morris

rpillow@shw.co.uk
mmorris@shw.co.uk

07947 373 868
07894 692 426



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LOCATION

The property is located on Chessington Road, Ewell.

Ewell West railway station is located 1 mile from the property which provides direct links to London Waterloo in 33 minutes, Clapham Junction in 26 minutes and Guildford in 41 minutes.

The local authority is Epsom & Ewell Borough Council.

DESCRIPTION

The property comprises a two-storey building of 4 flats. A driveway to the side of the property provides vehicular access to a block of garages to the rear of the site.

The site area extends to 0.255 acres (0.103 hectares).

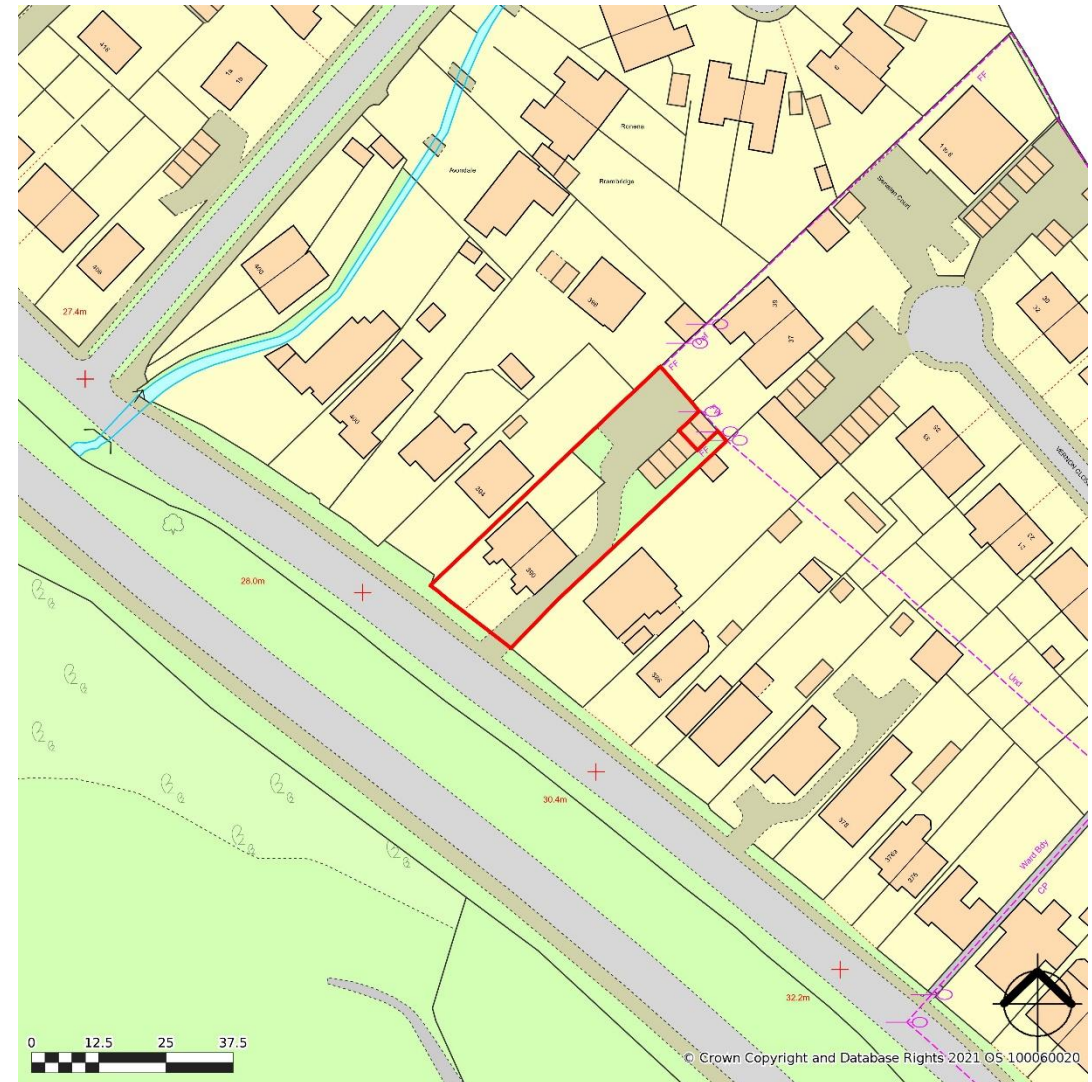
TENURE

The property is currently held under freehold title number SY399487.

LEASE PROFILE

The 4x flats have been sold off on virtual freehold interests by way of a 999-year lease and includes ownership of the garages to the rear.

The total ground rental income is £160.00 per annum gross.



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TENANCY SCHEDULE

We understand that the flats have been sold-off on long-leasehold interests, all of which produce ground rent income. The ground rent is due annually on 24th June.

FLAT NO	TERM	LEASE DATE	RENT (PER ANNUM)
390	999 years	27/07/1971	£40.00
390A	999 years	30/07/1971	£40.00
392	999 years	23/07/1971	£40.00
392A	999 years	13/08/1971	£40.00
TOTAL			£160.00



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GUIDE PRICE

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VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal & surveyors costs.

Landlord and Tenant Act 1987 Section 5 Notices shall be served on the qualifying long leaseholders following acceptance of an offer.

RENT REVIEW PROFILE

The rent is fixed for the duration of the lease term.

FURTHER INFORMATION

Please contact the sole agents SHW for further information.

Richard Pillow

T: 07947 373 868
E: rpillow@shw.co.uk

Matt Morris

T: 07894 692 426
E: mmorris@shw.co.uk

DATA-ROOM ACCESS

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/22304/390-390A-392-392A-Chessington-Road-Ewell-Epsom-Surrey-KT19-9EG>



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