

3A NORTH STREET, LEATHERHEAD KT22 7AX



**GROUND FLOOR COFFEE SHOP/CAFÉ
UNIT FOR SALE OR TO LET**

**GUIDE PRICE £299,000
/£17,500 PAX TO LET**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Opportunity to EITHER acquire a virtual freehold in heart of Leatherhead OR available to rent
- Available with vacant possession ideal for a coffee sandwich bar/shop/café operator
- Would suit a variety of other uses under the existing E use class for owner/occupiers
- Positioned on the busy thoroughfare of North Street within the town Centre

T 01306 884685

LOCATION

The unit is well positioned on North Street just off the junction with High Street where it links with Bridge Street and just approximately 100 yards from the Swan Shopping Centre and within ten minutes' walk of Leatherhead station. The Unit is located in a focal point within the town close to Nationwide Building Society, Lloyds Bank and Lidl supermarket.

ACCOMMODATION

The premises offered for sale form a ground floor lock up commercial unit currently arranged as a coffee shop/café with the main area of approximately 339 sq ft plus kitchen to the rear and ancillary space. The Unit could be rearranged to suit a number of uses in this busy central location. The shop is fitted with an aluminum coated fully glazed shop front and is readily available to occupy and operate as a café/coffee shop or be altered to suit the buyer's needs.

Retail/café area	339 sq ft (31.56 sq m)
Kitchen area/rear office	228 sq ft (21.14 sq m)
Ancillary/Stores	83 sq ft (7.72 sq m)
<u>Total 650 sq ft (60.42 m)</u>	

TENURE

The premises are EITHER available to purchase subject to contract by way of acquiring the existing 999 year lease granted from the 18 March 2015 at a commencing ground rent of £250 per annum subject to reviews every 10 years. Index-lined to RPI. Alternatively, the premises are available to rent direct from the Landlord on a new full repairing and insuring lease to be granted for a term and rent review pattern to be agreed.

PRICE TO PURCHASE

Guide price £299,000 subject to contract and with full vacant possession upon completion.

QUOTING RENT

£17,500 PAX subject to contract for a new lease.

AVAILABILITY

Immediate as the trading business is closed and the vendor holds vacant possession.



VAT

The property is/is not elected for VAT

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£11,460
Uniform Business Rate	£0.49.9 (March 2017- present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

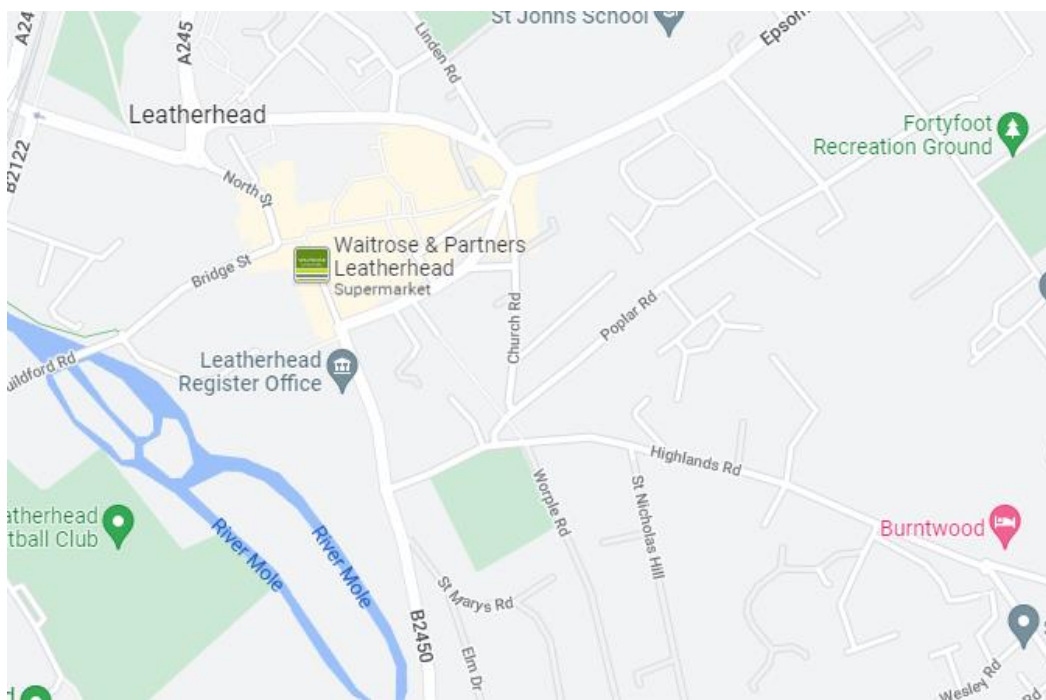
EPC

An EPC is has been commissioned and will shortly be available for this property.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01306 884685.







T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

