

28/28A CHIPSTEAD STATION PARADE, CHIPSTEAD, SURREY CR5 3TF



MIXED USE FREEHOLD RETAIL/OFFICE WITH
VP & FLAT CURRENTLY LET – FOR SALE –

GUIDE: OFFERS IN THE
REGION OF £ 495,000



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

- Excellent small mixed use investment opportunity
- Commercial ground floor and basement premises being sold with vacant possession
- Smart one bedroom flat forming the upper parts is currently subject to an AST or could be sold with VP
- Large basement, garden and off road parking
- Ideal for an owner occupier business
- May be scope for remodelling/extending STPP

T 01306 884685

LOCATION

The premises are located in the popular Chipstead Station Parade within a few steps of Chipstead Station in the local shopping parade that serves the surrounding residents of Chipstead and locality. The parade is just off the B2032 Outwood Lane close to the junctions of Lower Park Road leading to Banstead 2 miles to the north, Outwood Lane leads equidistant to Coulsdon 2 miles to the east, Kingswood Village 2 miles to the west. Chipstead Station Parade offers plentiful customer parking and the premises has off street parking to the rear.

DESCRIPTION

The **FREEHOLD INVESTMENT UNDER TITLE NO SY 178932** comprises a mid-terrace two storey plus large basement traditionally brick built under tiled roof mixed use premises in this popular local parade. Currently the ground floor and basement is arranged for office use having operated as an accountant office for decades with the traditional glazed shopfront, the upper parts form a smart self-contained and well-appointed one bedroom flat that is currently subject to an existing Assured Shorthold Tenancy.

The commercial unit 28 with basement, garden and parking :

The ground floor is set out as three office rooms plus WC, the basement offers extensive space and is arranged as basement stores to the front area leading to useful rear section that leads out to the garden and offers natural light. There is a further office room with natural light from a window overlooking the garden, further stores area with WC and tea point and twin doors (for past loading) leading to the garden. The commercial parts benefit from gas fire central heating via radiators and double glazing. Externally there is a good size garden with two car parking spaces at the foot accessed from the rear service road that serves the parade.

28 A: The upper parts currently form a well-appointed and spacious one bedroom first floor flat with it's own pavement front door to the front, smartly presented and subject to an existing AST at a rent of £900 pcm. The initial term fixed of 12 months has passed and the tenancy continues as a Periodic Tenancy.



Potential and scope.

From our observations and assessing the present configuration and other similar premises in the this and the neighbouring parade with the large basement, high roof level and rear garden and parking space the building offers scope for extension STPP.

COMMERCIAL ELEMENT AREAS

Ground floor retail area/front office	199 sq ft	(18.49 m ²)
Ground floor rear office	160 sq ft	(14.87 m ²)
Ground floor rear office 2/stores	66 sq ft	(6.13 m ²)
Basement office	152 sq ft	(14.12 m ²)
Basement stores	246 sq ft	(22.86 m ²)
Basement ancillary area	79 sq ft	(7.34 m ²)

FLAT ACCOMODATION

The flat is well presented and benefits from gas fired central heating via radiators and double glazing and is currently let to a single occupant on an unfurnished basis with kitchen appliances included and use of one parking space to the rear.

Hallway :	Spacious hallway with loft access.
Living room : 14'3"x 11'11"	Bright square room to the front with radiator
Kitchen : 9'11" x 7'11"	Well-appointed fitted kitchen finished in white with black granite effect work surfaces, window, appliances are currently included in the letting.
Bedroom : 13'6" x 11'10"	Good size double bedroom to the rear with radiator
Bathroom	Spacious bathroom with shower cubicle, bath and basin, tiled walls.
Separate WC	

TENURE


Sale of the freehold interest under Title No **SY178932** with the commercial unit being sold with vacant possession to include the garden and parking area and 28A the flat being subject to the existing Assured Shorthold Tenancy which has expired and continues as a Periodic Tenancy.

GUIDE PRICE

Offers in the region of £ 495,000 for the freehold interest subject to the existing Assured Shorthold Tenancy for the flat 28A subject to contract.

RATES & COUNCIL TAX

Valuation Office Agency lists the retail unit as having a rateable value of £ 6100 effective 1.4.23



The Flat has Council Tax Band B

SERVICES

We understand that all parts have the benefit of gas, electric and water supply. The ground floor shop has air conditioning but this is within the Tenants repair liabilities.

VAT

We understand that the premises are/are not elected for VAT will/will not be payable on the purchase price. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

The commercial unit has an compliant EPC rating of C (75) valid until 4.8.31.

The flat has a compliant EPC rating of D(67) valid until 27.1.32.

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS

01737 229200



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