

25 CHURCH ROAD, GREAT BOOKHAM, SURREY KT23 3PG



**GROUND FLOOR FREEHOLD INVESTMENT FOR SALE WITH UPPERS SUBJECT TO 999 YR LEASE**

**GUIDE : OFFERS IN THE REGION OF £ 300,000**



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- Ground floor 'E' use class premises currently operating as a kitchen appliance showroom
- Good versatility from a uniform rectangular shape comprising 850 sq ft (79.81m<sup>2</sup>) of retail space.
- May suit an owner occupier with deferred vacant possession being granted in April 2024.
- Leasehold flat forms the upper parts and is subject to a 999 year lease

**T 01306 884685**

## LOCATION

Situated within a well occupied and popular shopping parade served by bay parking just north of the High Street and the local authority car park within two minutes' walk the unit is set in the village which boast good occupancy levels with numerous independent traders and businesses.

Great Bookham lies just north of the A246 which connects Leatherhead and the A24 in the east to Guildford in the west. The village is approximately 2.5 miles from Leatherhead which offers a rail service to London Waterloo and Junction 9 of the M25 providing access to the national motorway network.

## DESCRIPTION

The **FREEHOLD INVESTMENT UNDER TITLE NO SY588564** comprises one 'E' class unit within a terrace of similar two storey brick built premises under a tiled roof and flat roofs to the rear together with street bay parking serving the whole parade. Currently the ground floor is arranged as an electrical appliance showroom with ancillary kitchen and WC who will remain in occupation under their current lease until 30.4.24 when due to the owners retirement they will vacate. On this basis our Client is selling most likely to a new owner occupier who will collect rent for the remainder of the term and then occupy or relet. We are of the opinion that the ERV is in the region of £18,000 pax.

Front retail area	859 sq ft	(79.81m <sup>2</sup> )
Depth	58'4"	( 17.78 m)
Width	15'10"	(4.82 m)
<b>Total Retail Area approximately</b>	<b>850 sq ft</b>	<b>( 79.81m<sup>2</sup>)</b>

## TENURE

Sale of the freehold interest under Title No SY588564 subject to the following lease:

*The Shop:* The shop is currently subject to a lease granted to RSM Domestic Appliances Ltd (Reg No 03645214) for a term of 5 years from 1.5.18 at a passing rent of £15,000 pax. A one year extension outside the security provisions of the LTA 1954 has been agreed until 30.4.24 **following which vacant possession will be offered.**

*The flat:* The self-contained flat is held under a long lease of 999 years granted from 30.6.05.

## GUIDE PRICE

Offers in the region of £300,000 (three hundred thousand pounds) for the freehold interest, subject to contract.

## RATES & COUNCIL TAX

Valuation Office Agency lists the retail unit as having a rateable value of £10,500.

## VAT

We understand that the premises is not elected for VAT. 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

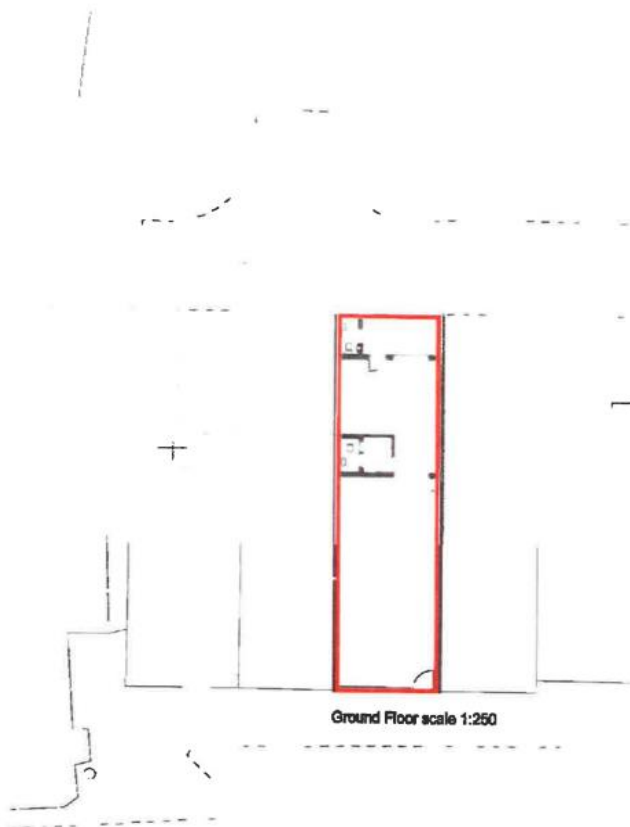
The premises have a valid rating of C (55 ) valid until 8.3.33.

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**

**01737 229200**



Colouring Symbols  
[Red outline] = location of building  
[Red outline] = extent of detailed premises

Project  
**25 Church Road,  
Bookham,  
Surrey KT23 3PG**

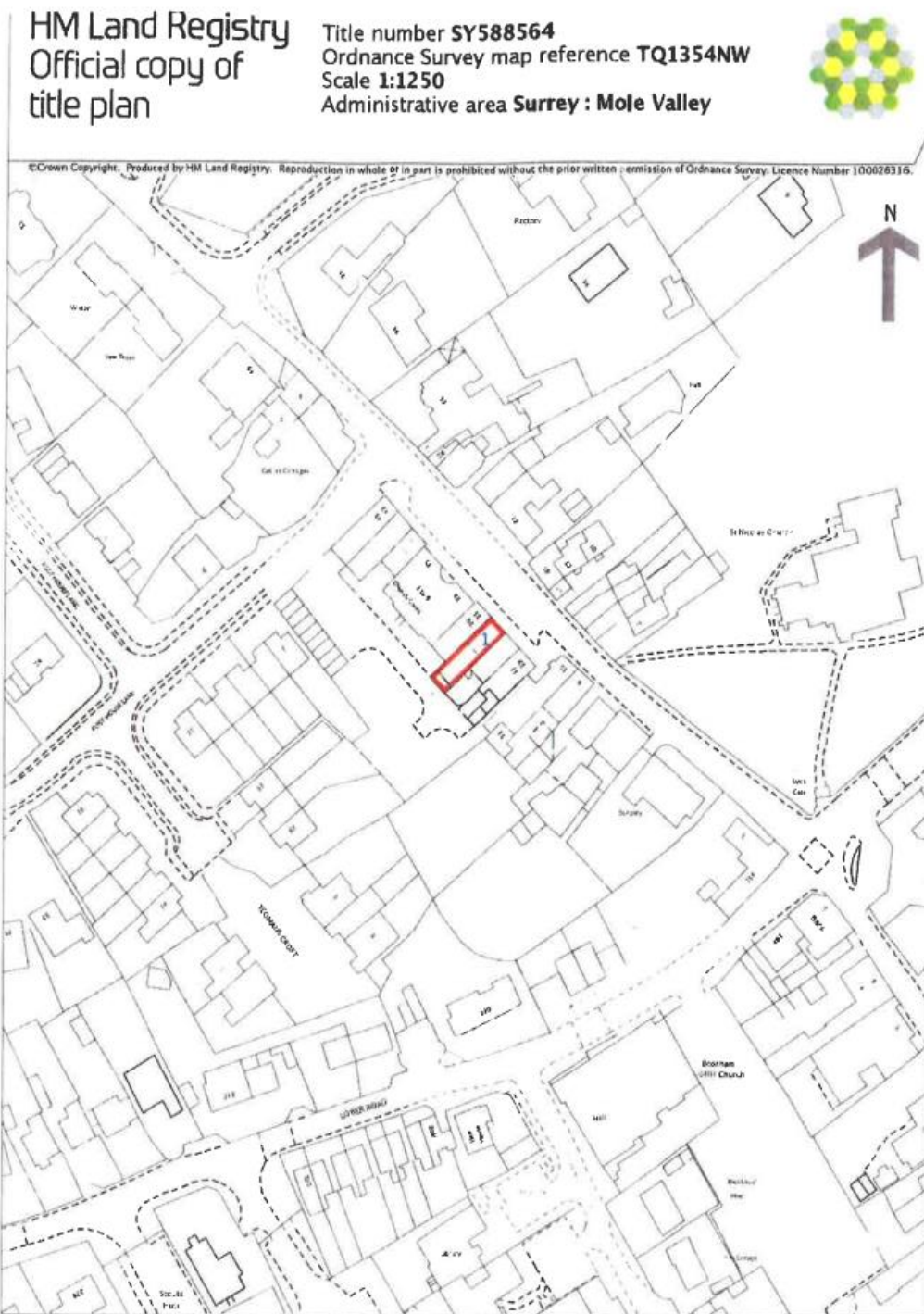
Approximate Gross Internal Area  
**88 sq m / 947 sq ft**

Scale  
**1:250 / 1:1250** Sheet Size  
**A4**

Floorplan Job Ref. No.  
**110905**

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PLAN 1



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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