

218/218A COBHAM ROAD, FETCHAM, SURREY KT22 9JQ



MIXED USE FREEHOLD RETAIL/E CLASS UNIT
WITH REFURBISHED MAISONETTE— FOR SALE

GUIDE: OFFERS IN THE
REGION OF £ 550,000



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- Excellent small mixed use investment opportunity
- Commercial spacious ground floor unit formally a beauty salon being sold with vacant possession
- Unit offers flexibility of use under the E Use Class
- Smart two bedroom split level refurbished maisonette forms the upper parts has been refurbished and is being sold with vacant possession
- Double length garage and yard/garden to the rear
- Ideal for an owner occupier business
- May be scope for remodeling/extending STPP

T 01306 884685

LOCATION

The premises are located in the popular

DESCRIPTION

The **FREEHOLD INVESTMENT UNDER TITLE NO SY 539953** comprises a mid-terrace three storey traditionally brick built under tiled roof mixed use premises in this popular local parade. Currently the ground floor which has been extended is arranged as a deep commercial unit for use as a beauty salon with treatments rooms and reception with the modern $\frac{3}{4}$ glazed shopfront. The upper parts form a smart self-contained and well-appointed refurbished split level two bedroom flat maisonette over the first and second floors that is currently available with vacant possession. To the rear there is a double depth tandem garage accessed via the rear service road and rear year/garden.

The commercial unit 218 with garden and garage :

The ground floor is set out as a bright and spacious beauty salon by the past occupier with partitioning to provide for a smart reception area, treatment rooms and ancillary space. There is a $\frac{3}{4}$ glazed modern shopfront with central door, and rear door out to the rear garden and garage.

218 A: The upper parts currently form a well-appointed and spacious two bedroom refurbished split level flat over the first and second floors with its own front door from the rear garden.

Potential and scope.

From our observations and assessing the present configuration and other similar premises in 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

The shop is vacant and measures approximately 800 sq ft.

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: 19'3"x 15'2" (max)	Bright square room to the front with radiator
Kitchen: 12'11" x 10'7"	Well-appointed fitted kitchen finished in white with black granite effect work surfaces, window, appliances are currently included in the letting.
Bedroom 1: 13'3" x 10'	Good size double bedroom to the rear with radiator
Bedroom 2: 13'6" x 9'4"	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 **SY539953** with both the commercial unit and maisonette being sold with vacant possession to include the garden and garage.

GUIDE PRICE

Offers in the region of £ 550,000 for the freehold interest subject to contract.

RATES & COUNCIL TAX

Valuation Office Agency lists the retail unit as having a rateable value of £ 8400 effective 1.4.23

The Flat is in Council Tax Band C

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 a compliant EPC rating of D (93) valid until 2033.

The flat has a compliant EPC rating of E (50) valid until 2032

VIEWING

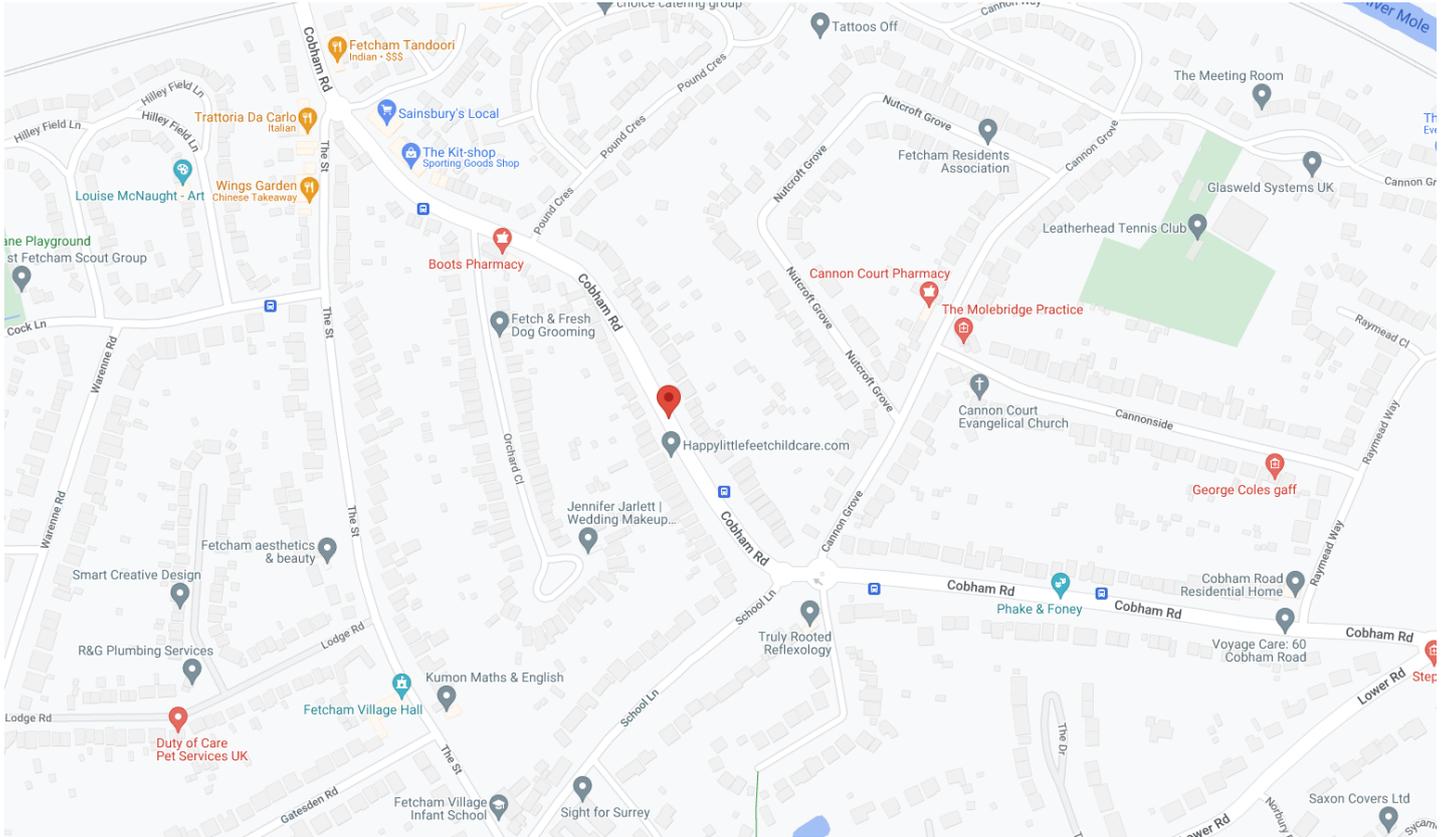
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