

206 BARNETT WOOD LANE, ASHTEAD, SURREY KT21 2DB



LEASEHOLD FOR SALE WITH VACANT POSSESSION

Offers in the region of £155,000



Reigate

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Dorking

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- Rare opportunity to purchase an 'E' class commercial premises currently operating as a clinic but would suit numerous other uses .
- Modern and well presented with versatile space
- Includes forecourt, rear yard and external store.
- Ideal for an owner occupier business

T 01306 884685

LOCATION

Ashted is located southwest of central London between Epsom and Leatherhead with easy access to the M25 motorway at Junction 9. Barnett Wood Lane is a local shopping parade offering a mixture of local shops and services. On street parking is available.

DESCRIPTION

This versatile ground floor lock-up 'E' use class shop until is currently operating as a health and joint medical centre which is relocating. The premises are therefore offered for sale in their current format as a well presented osteopathic clinic arranged as reception area and treatment rooms plus kitchen and WC plus private rear yard and useful external store. There is pedestrian access to the rear and a private forecourt to the front.

This unit would again ideally suit an owner occupier for a wide range of commercial uses within the broad 'E' Use Class.

ACCOMMODATION

Treatment rooms/retail/office space	386 sq ft	35.85m ²
Kitchen	55 sq ft	5.14m ²

LEASE

Our Client is selling his long leasehold interest in the ground floor premises and rear yard and the property is held on a 99 year lease from 11.6.01 with around 76 years unexpired

PRICE

Offers in the region of £155,000 for the long leasehold interest subject to contract with vacant possession upon completion.

VAT

We are advised that the premises is not elected for VAT at present.

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	£7,900
Uniform Business Rate	£0.49.9

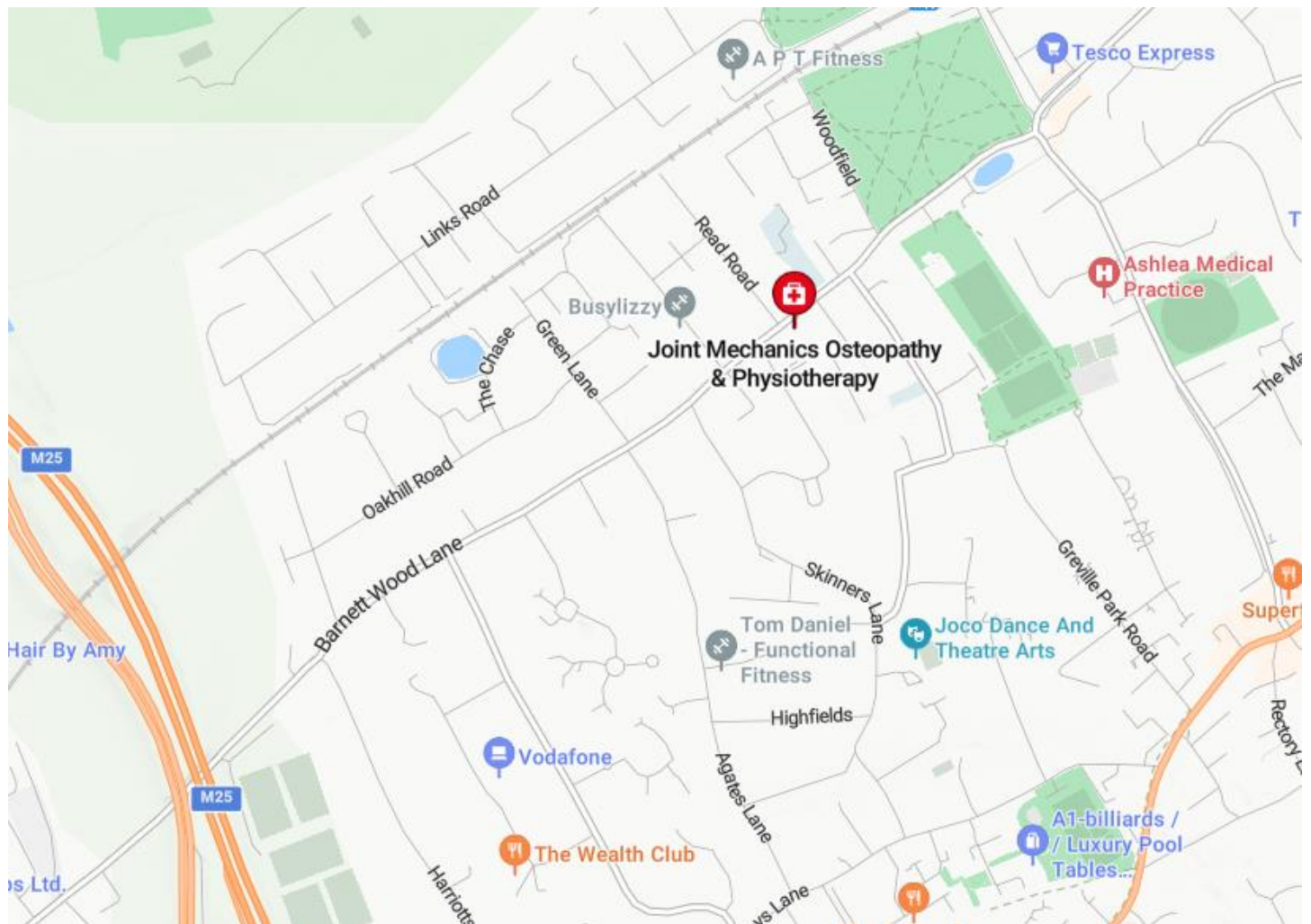
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated E (119) and is valid until 21.5.34. A fully copy of the EPC is available upon request.

VIEWING

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





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