

**34 NORTH STREET, LEATHERHEAD, SURREY KT22 7AT**



**LEASEHOLD INVESTMENT FOR SALE**

**OIRO £182,000**



**Reigate**

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**Dorking**

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

- Long leasehold ground floor and basement premises available with vacant possession
- Ideal for an owner occupier business
- The E Use class offers a broad choice of occupier options within this category except hot foods
- Small basement with floor hatch access

**T 01306 884685**

## **LOCATION**

The premises are located on a highly visible bold corner position on the junction of North Street, the B2122 Leret Way and the A245 one way system directly opposite Lidl. This position in the heart of Leatherhead within walking distance to Leatherhead mainline station offers excellent frontage to promote the occupiers business whilst being close to all local amenities including car parks.

## **ACCOMMODATION**

The premises for sale forms part of a mixed use two storey building , with the subject premises forming the ground floor front section 'E' class unit and basement with three residential flats forming the rear and upper parts.

The commercial unit is currently arranged as an office to the front with fully glazed timber shopfront and recessed entrance door, steps rising up to a mezzanine area of further office space which then leads to the kitchen and WC. The basement is accessed by a floor hatch from the front office. This versatile unit could form a wide variety of uses within the 'E' Use Class through retail, offices, health, medical, beauty etc in this prominent position.

Office	561 sq ft (52.12 ) sq m
Kitchen	35 sq ft (3.25) sq m
Basement	154 sq ft (14.3) sq m

## **TENURE**

The long leasehold interest of the property is being sold with vacant possession upon completion and the premises are held on a 999 year lease granted from 3.8.16 under title number SY838164. This is a virtual freehold sale.

## **GUIDE PRICE**

Offers in the region of £182,000.

## **VAT**

We are advised that the premises is/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	£11,500
Uniform Business Rate	£0.49.9 (1 April 2025)

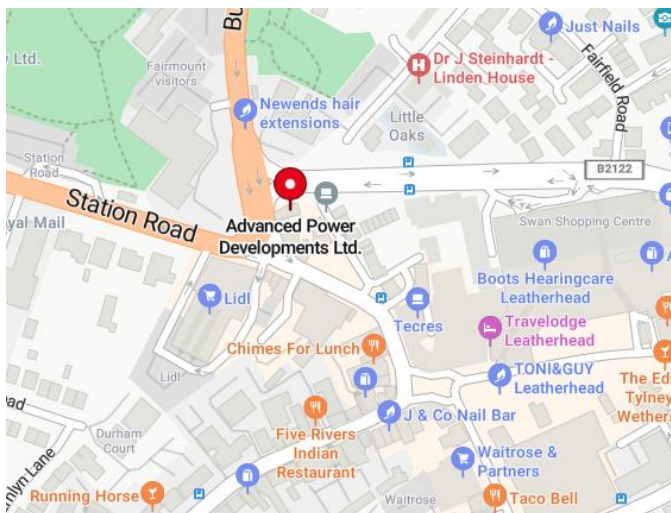
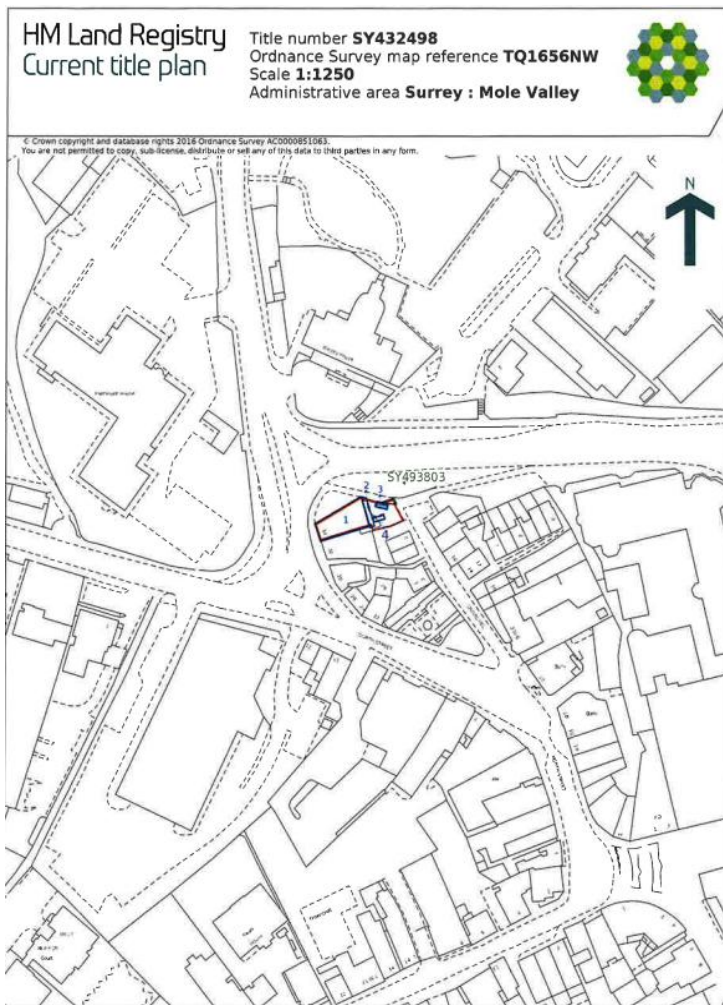
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **EPC**

A new EPC is being commissioned.

## **VIEWING**

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



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