



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

147 Cobham Road
Fetcham
Surrey
KT22 9HX

FOR SALE

Approx 979 sqft (90.95 sqm)

Freehold retail investment available in the well-established location of Fetcham Village. The ground floor is let to Boots UK Limited on a 5 year lease. The accommodation above is sold on a 99 year lease from 24 June 1993 producing a ground rental income of £50 per annum.

Shop Rental Income	£17,500 pax
Ground Rent	£50 per annum
TOTAL	£17,550 per annum

PRICE £300,000, Freehold. VAT not applicable.

LEASE The shop is let on a 5 year full repairing and insuring lease from the 20th May 2018. Lease granted within the security of tenure & compensation provisions of the Landlord and Tenant Act 1954 Part II.



www.hugginsedwards.co.uk

LOCATION

Located on Cobham Road in Fetcham, the village provides a variety of retailers and independent traders including Dolittle Pet Supplies, Sainsbury's Local and William Dyer Butchers. The property is well located with access to the A3 at Cobham (less than 5 miles), the M25 junction 9 at Leatherhead (approx 3 miles) & Leatherhead mainline rail station (approx 1.5 miles), which provides regular services to London Waterloo.

RATES

Rateable value: £10,000 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p in the £ (2018/19)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
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DATE

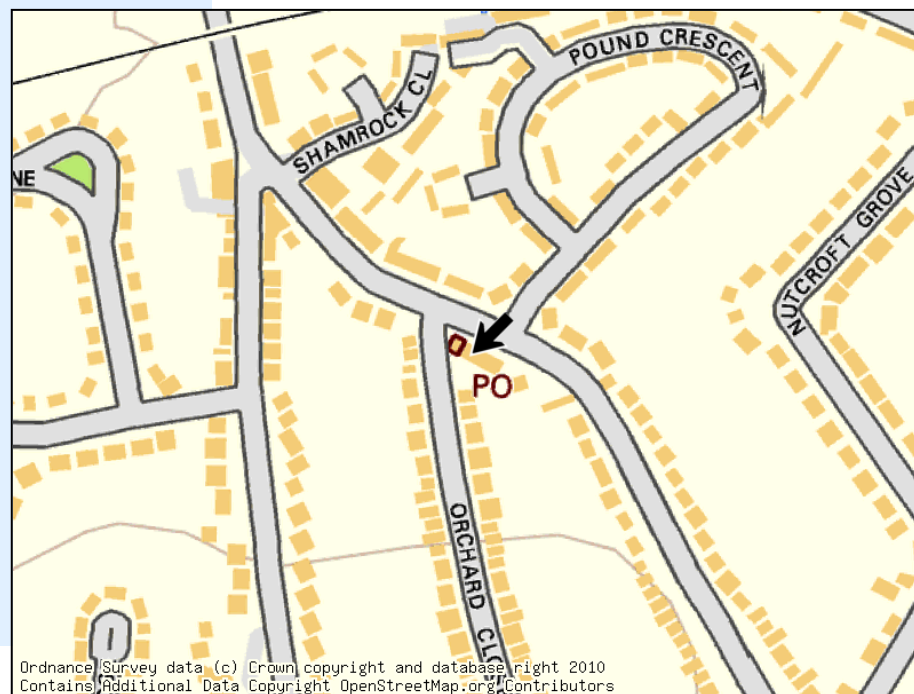
December 2018

FOLIO NUMBER

19974(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
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3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
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60-62 CAMBRIDGE ROAD
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