

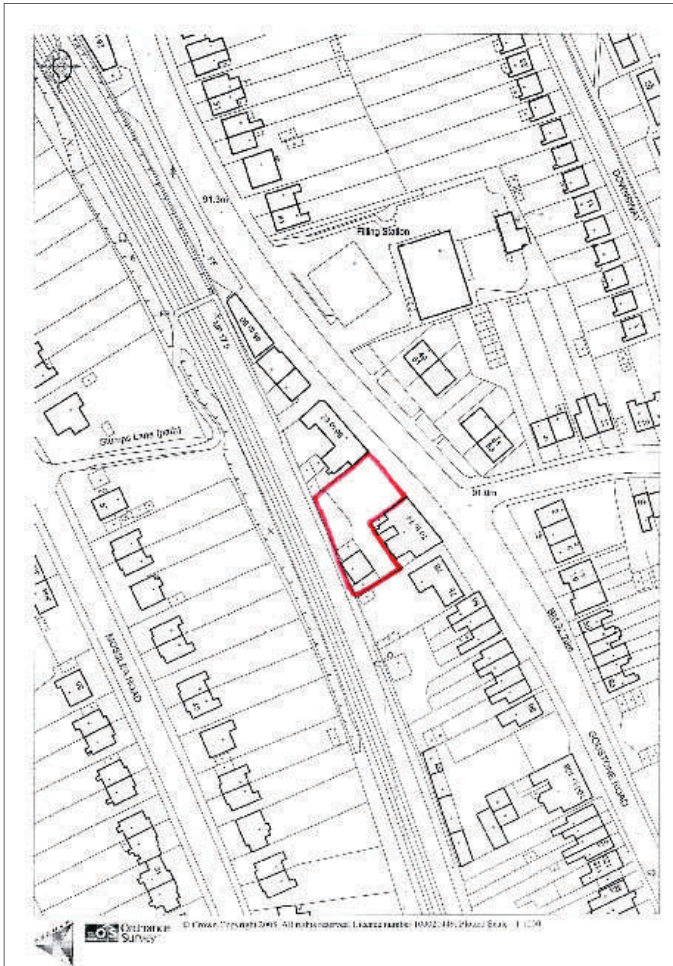
TEL: 01883 723888

31 Station Road West, Oxted, Surrey, RH8 9EE

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COMMERCIAL YARD TO LET

665 SQ M (7158 SQ FT)



**FREEHOLD OF
YARD AND
BUILDINGS
ALSO AVAILABLE**

**EXCELLENT
REDEVELOPMENT
OPPORTUNITY
SUBJECT TO
PLANNING**

**64-74 Godstone Road,
Whyteleafe, Surrey**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

64-74 Godstone Road, **Whyteleafe, Surrey**

Location:

The site occupies a very prominent position facing the main A22 trunk road (London-Eastbourne) just north of junction 6 of the M25. The location is well served by public transport with a local bus service which runs along Godstone Road and Whyteleafe Railway Station is situated a short distance away to the south.

The Property:

The property comprises an 'L' shaped level yard area with substantial road frontage measuring approximately 665 sq m (7,158 sq ft) NB: The yard letting excludes the dilapidated three storey building at the front of the site.

The yard is fully secured with fencing on four sides.

Terms:

Leasehold:

A short term lease is available at a rent of £15,000 per annum plus VAT (if applicable) subject to contract. It should be noted that this Tenancy will be granted outside of the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

Freehold:

The freehold of the entire site including the three storey building at the front is also available. Offers are sought in the region of £500,000 subject to contract and VAT (if applicable).

Planning:

The relevant Planning Authority is Tandridge District Council (Telephone 01883 722000). Informal preliminary discussions indicate that they are very keen to see the site redeveloped and would consider either a mix of commercial and residential or possibly a pure residential scheme. Applicants are advised to make their own enquiries.

Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing:

By appointment with Sole Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888 Fax: 01883 723999
Email info@gpcommercial.co.uk

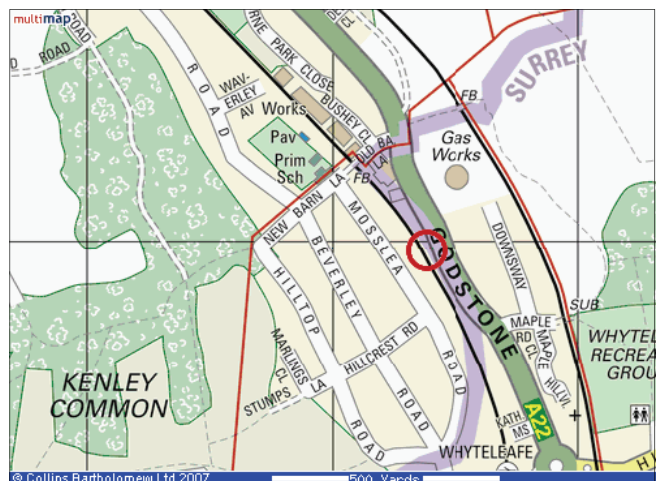
Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

www.commercialleasecodeew.co.uk



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