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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

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FREEHOLD DEVELOPMENT/ INVESTMENT FOR SALE

(Businesses Unaffected)



9/9a Station Road West, Oxted, Surrey,
RH8 9EE

- ◆ Ground Floor and Basement — Let to Barclays Bank (peppercorn rental)
- ◆ First Floor Offices — Let to Tandridge Leisure
- ◆ Second Floor Flat — Let on AST
- ◆ Potential to convert First floor space to residential, subject to planning

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.

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Location:

The property is situated within the attractive West side of Oxted Town Centre adjoining the local cinema and within a parade that includes a number of specialist retail businesses, the main Post Office, Lloyds Bank and the main railway station with regular services to London via East Croydon. Access to the motorway network is via junction 6 of the M25 at Godstone.

Accommodation:

The property is currently divided into three hereditaments as follows:

Ground and Basement Floors plus 2 parking spaces - Let to Barclays Bank Plc on a 999 year lease from the 29th September 2004 at a peppercorn rental.

First floor offices 44.2 sq m (475 sq ft) Let to Tandridge Leisure on a 3 year lease from 14th April 2009 at a rent of £7,750 per annum with a mutual option to break after 1 year on giving 3 months written notice.

Second Floor 2 Bedroom Flat with Lounge, Kitchen and Bathroom. Currently occupied on an Assured Shorthold Tenancy at a rent of £750 pcm.

Total income: £16,750 per annum

Development Potential:

The existing Freeholders have investigated the possibility of converting the first floor offices into a further 2 bedroom flat, hence the mutual break option in the office lease. Sketch plans of the potential alterations are available upon request.

Terms:

The property is available freehold subject to the above tenancies with offers sought in excess of £320,000 subject to contract. VAT is chargeable on this transaction.

This investment therefore produces a yield of 5.23% before costs.

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.leaseingbusinesspremises.co.uk

Legal costs:

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

Energy Performance Certificate

Awaiting Energy Performance Certificate.

Viewing:

Strictly by appointment
with Agents Gildersleve & Payne
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