

FORMER BANKING PREMISES WITH USE CLASS E

FOR SALE

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G&P PROPERTY
COMMERCIAL FOCUS

 **12-16 Station Road East**
Oxted, Surrey RH8 0PR



**FORMER BANKING PREMISES WITH
USE CLASS E
FREEHOLD FOR SALE**

Viewing by appointment with Joint Sole Agents

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12-16 Station Road East Oxted, Surrey RH8 0PR

Location

The property occupies a prominent position on the corner of Station Road East and Gresham Road, Oxted. Oxted is a popular commuter town with regular train services to both London Bridge and London Victoria. The Town has a good mix of multiple and local businesses including Waitrose, Sainsburys, CoOp, Morrisons, Boots and Cook.

There is on street car parking together with an off street car park immediately behind Boots. In addition, the Town is off-set from the main A25 and therefore does not have the problems of through traffic which affects many of its neighbours.

Description/Accommodation

The premises comprises a former Town Centre Branch of the Nat West Bank and part of an imposing building that was extended in the 1970's providing a mixture of open plan commercial accommodation together with rear ancillary space with two bank vaults, basement storage and first floor staff area. There are two parking spaces to the rear of the property with an additional off road parking space on the Gresham Road side of the property.

Use

Use Class E

Energy Performance Certificate

The Energy Performance Rating is C (55) Full information is available upon request.

Internal Area

The premises have the following approximate areas:

Ground Floor:

Sales	147.25 sq m	1,585 sq ft
Ancillary	53.60 sq m	575sq ft

First Floor:

Ancillary	19.06 sq m	205 sq ft
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Basement:

Ancillary	9.30 sq m	100 sq ft
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Total	229.21 sq m	2,465 sq ft
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Terms

The freehold interest with vacant possession is available for sale, which includes the four flats above (12-16 Station Road East) all of which are sold off on Leases producing nominal ground rent income. Further details are available upon Request.

Price

The freehold interest is available in the sum of £675,000, plus VAT (if applicable), subject to Contract.

Business Rates

According to the Government website the shop has a Rateable Value of £38,500. The UBR for 2025/26 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs incurred in this transaction.



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