

BUSINESS/FREEHOLD
FOR SALE

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G&P PROPERTY
COMMERCIAL FOCUS

 **214 Pollard Oak Road,**
Hurst Green, Oxted, Surrey, RH8 0JP



BUSINESS/FREEHOLD
FOR SALE

- Established Unisex Hairdressing Business For Sale
- Close to Hurst Green Railway Station
- On site parking

Viewing by appointment

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Location

The property is located in a well used local retail parade in the Village of Hurst Green.

Hurst Green itself is a suburb of the affluent larger commuter Town of Oxted.

Hurst Green Railway Station is approximately 2 minutes walk from the property and give excellent links to all London Stations.

Description/Accommodation

The property comprises a ground floor lock up shop within a purpose built retail parade. Neighbouring occupiers include Costcutter and Hurst Green Pharmacy,

The property itself internally is primarily open plan with wc and kitchenette to the rear. The property also benefits from one parking space to the rear.

Use

Use Class E.

Internal Area

Net internal areas as follows:

Ground Floor 52.21 sq m 562 sq ft

Business

The property is currently in occupation by a Unisex Hairdressers. This long established Business is available for sale to include the goodwill, fixtures and fittings.

Please enquire for further details.

Terms

The property is available for sale at offers in the region of £200,000 plus VAT (if applicable), subject to contract.

Business Rates

According to the Government website the property has a Rateable Value of £6,600. The UBR for 2024/25 is 48.2p in the £.

Legal costs

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

Energy Performance Certificate

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



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Property Misdescriptions Act

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