

FREEHOLD INVESTMENT
FOR SALE

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **224 Godstone Road**
Whyteleafe, Surrey, CR3 0EE



**FREEHOLD INVESTMENT
FOR SALE**

Viewing by appointment

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Location

The property occupies a good central position within the commercial parade in Whyteleafe Village facing the main A22 London to Eastbourne Trunk Road. There is a public car park serving the shopping area together with some short term on street parking on the opposite side of the road. The property is also on a main bus route and is close to both Upper Warlingham and Whyteleafe Railway Stations.

Description/Accommodation

The accommodation is arranged on three floors and is currently fitted out as a takeaway restaurant.

The lower ground floor is used for food preparation and storage and the upper floor is currently used for food preparation and storage. The upper floor is currently used as storage but has potential for conversion into a small residential unit.

In addition there is rear access and parking.

Tenancy Details

The property is let on an effective full repairing and insuring Lease inside the Landlord & Tenant Act 1954 for a period of 15 years from 9th February 2023 with a current rent of £14,500 per annum exclusive and subject to 5 yearly rent reviews.

Internal Area

Net internal areas as follows:

Lower Ground Floor.	29.8 sq m	321 sq ft
Ground Floor	28.2 sq m	304 sq ft
First Floor	42.2 sq m	455 sq ft
Total	100.2 sq m	1,080 sq ft

Terms

The Freehold interest is available subject to the existing Tenancy in the sum £200,000 plus VAT (if applicable), Subject to Contract

Business Rates

According to the Government Website the property has a Rateable Value of £5,400. The UBR is 49.9p in the £. Small Business Relief may apply. (For more information call the Business Rates Department at Tandridge District Council on 01883 722000.)

Legal costs

Each Party to be responsible for their own legal costs.

Energy Performance Certificate

Awaiting Energy Performance Certificate



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.