

MIXED COMMERCIAL/RESIDENTIAL/DEVELOPMENT

**FOR SALE**

**01883 723888**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **28 Station Road West**  
Oxted, Surrey, RH8 9EU



**MIXED USE COMMERCIAL/RESIDENTIAL OPPORTUNITY  
OF INTEREST TO INVESTORS, DEVELOPERS AND OWNER  
OCCUPIERS**

**FREEHOLD FOR SALE**

**Viewing by appointment**

JOINT SOLE AGENTS:

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Surrey. RH8 9EE

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Oxted, Surrey, RH8 9EU



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- **SUMMARY**

- **Size: 2840 sq ft**
- **Borough: Tandridge**
- **Use Class: Mixed**
- **Vacant Possession**
- **GroundFloor - shop/office space**
- **First and second floor - office space with permission to convert to 2 self-contained flats Planning Reference 2023/166/NC**
- **Attractive Period Building**
- **Private off-road parking**
- **Busy Town location within easy reach of mainline railway station and M25 motorway**
- **Asking Price £750,000 Freehold**





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### Location

The property is located within the commercial centre of the Town on the corner of Station Road West and Hoskins Road. Station Road West houses a number of specialist retail units and professional offices, the main Post Office, The Everyman Cinema and the main entrance to the Railway Station with regular services to London via East Croydon.

Also within walking distance of the property are Tandridge Leisure Centre with Gymnasium and Swimming facilities and Morrisons Supermarket is close by. Access to the Motorway network is via Junction 6 of the M25 which is about 3-4 miles to the West.

### Description/Accommodation

The property comprises a prominent corner building with the benefit of off road parking.

The property has the benefit of Planning Permission to convert the first and second floor office space to 2 self contained flats. Planning Reference; 2023/166/NC.

The ground floor commercial unit occupies a prominent position with double frontage and would suite a variety of uses under Class E.

### Internal Area

Net internal areas as follows:

**Total**                    **263.84 sq m**        **2840 sq ft**

### Terms

The property is available for sale at £750,000, Subject to Contract (plus VAT is applicable).

### Business Rates

According to the Government website the Rateable Value is £19,000 per annum. The UBR for 2023/24 is 49.9p in the £.

### Legal costs

Each Party to be responsible for their own legal costs incurred in the transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate



### Property Misdescriptions Act

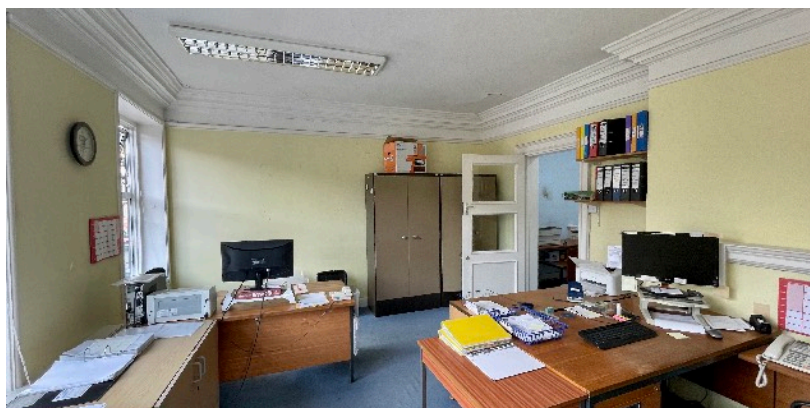
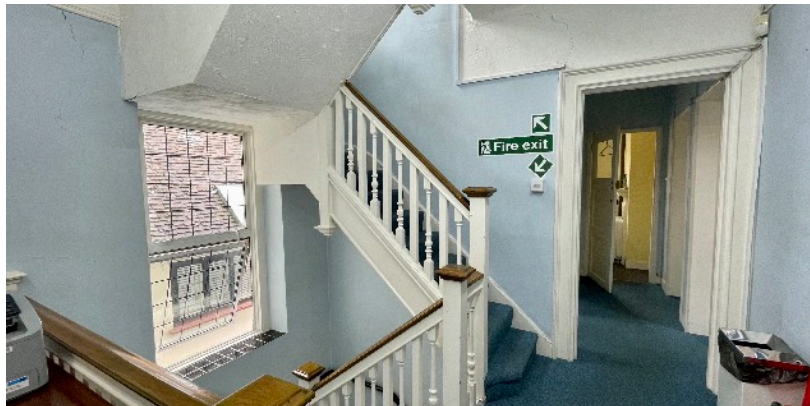
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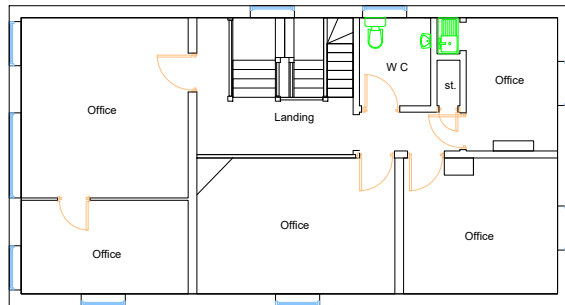


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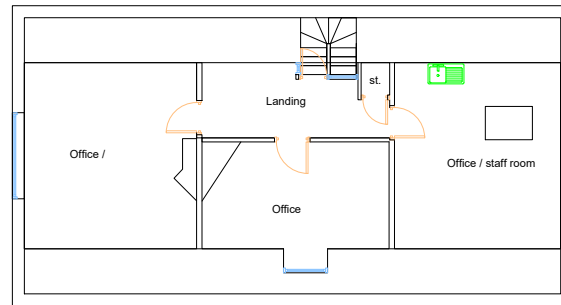


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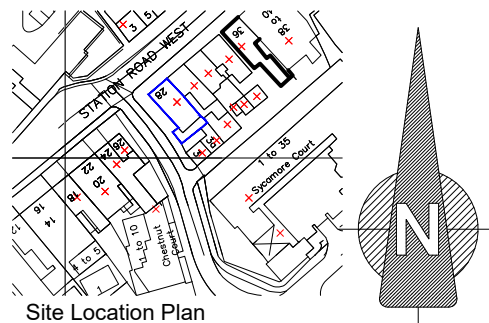




First Floor Plan

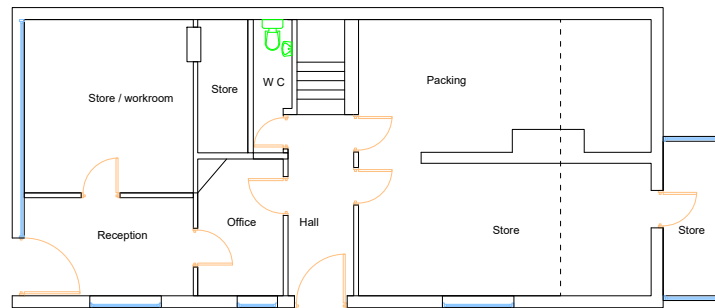


Second Floor Plan



Site Location Plan

0 25 50 125  
Scale 1:1250



Ground Floor Plan

0 1 2 4 10  
Scale 1:100

Scale Bar – for A3 original, for guidance only.  
All dimensions to be checked before construction.

NOTES:  
This drawing is for Lease Plan / Land Registry purposes only. Must not be relied upon for construction.

**Schedule of Accommodation (NIA)**

Ground Floor:	084.06
First Floor:	065.47
Second Floor:	050.32
<b>Total</b>	<b>199.85M<sup>2</sup></b>

Date	Revisions

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Client: Business Dictation Ltd

Job Title: Premises 28 Station Road West  
Oxted  
Surrey RH8 9EU.

Drawing Title: Floor Plans & Location Plan

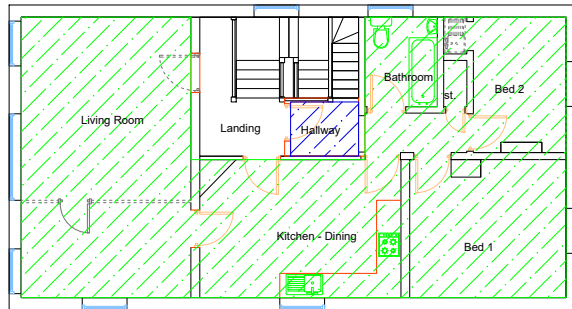
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Drawn by: MCS Checked by:

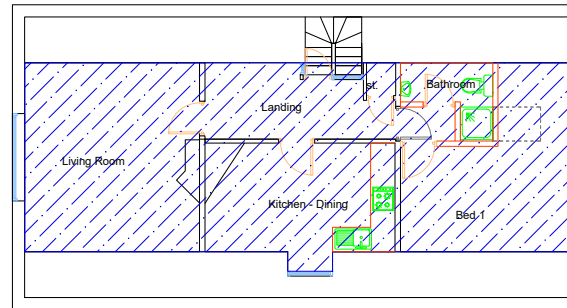


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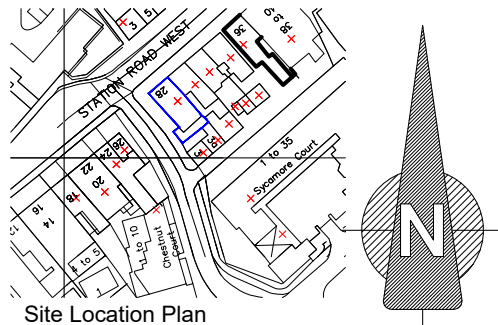
Model # 1201 Rev 01 Thursday, 02 February, 2023



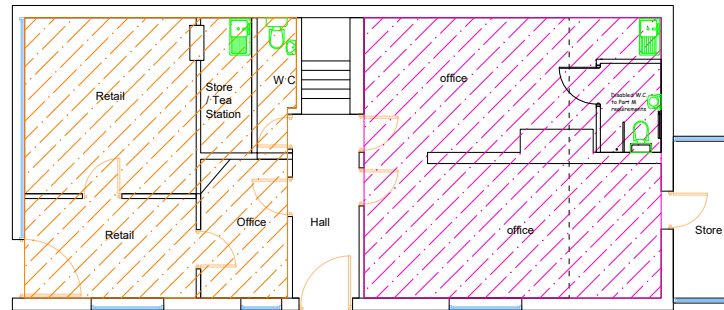
First Floor Plan



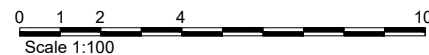
Second Floor Plan



Site Location Plan



Ground Floor Plan



Scale Bar – for A3 original, for guidance only.  
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**Schedule of Accommodation (GIA)**

<b>Ground Floor:</b>	
Office	48.08
Retail	43.50
<b>First Floor:</b>	
Residential	78
<b>Second Floor:</b>	
Residential	65
<b>Total</b>	<b>234.6M<sup>2</sup></b>

Date	Revisions

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Client: Business Dictation Ltd

Job Title: Premises 28 Station Road West

Oxted  
Surrey RH8 9EU

Drawing Title:  
Floor Plans  
& Location Plan  
Proposed conversion

Scale: 1:100 & 1:1250 @A3 Date: 02/02/2023

Drawn by: MCS Checked by:

File No: 5465a23/02

Printed: 08:15 PM on Thursday, 02 February, 2023