


INVESTMENT  
**FOR SALE**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **414 Limpsfield Road,**  
Warlingham, Surrey, CR6 9LA



**RETAIL/OFFICE INVESTMENT  
FREEHOLD FOR SALE**

**Viewing by appointment**

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## Location

The property is situated in the centre of Warlingham which has a good selection of shops and restaurants/takeaways. Upper Warlingham and Whyteleafe Railway Stations are within easy driving distance and Junction 6 of the M25 is accessed at Godstone via the A22.

## Description/Accommodation

The property is in the middle of terrace of three retail units, two of which are occupied by Streeter Marshall Solicitors. The subject property connects at ground floor level with the adjoining property (416) occupied by Streeter Marshall.

The first floor maisonette is sold off on a Long Lease.

The ground floor benefits from the following amenities:

- Suspended ceiling with inset LED lighting
- Fully carpeted
- Mixture of open plan and cellular offices
- Air cooling/heating
- Kitchen
- WC
- Rear access with parking for four cars.

## Tenancy Details

Ground Floor: Let to Streeter Marshall Solicitors on an effective full repairing and insuring Lease from 12th July 2018 expiring on the 30th November 2027 at a current rent of £13,500 per annum exclusive.

The residential upper parts have been sold off on a 99 year Long Lease with a current ground rent of £60 per annum.

## Internal Area

Net internal areas as follows:

Ground Floor	46.75 sq m	503 sq ft
Kitchen	1.79 sq m	19 sq ft
<b>Total</b>	<b>48.54 sq m</b>	<b>522 sq ft</b>

## Terms

The freehold interest is for sale subject to the Tenancy described above in the sum of £220,000, Subject to Contract plus VAT (if applicable).

## Business Rates

According to the Government website the property has a Rateable Value of £11,000. The UBR for 2023/24 is 49.9p in the £.

## Legal costs

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

## 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.
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