

RETAIL INVESTMENT
FOR SALE

01883 723888
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G&P PROPERTY
COMMERCIAL FOCUS

 **57 Station Road East**
Oxted, Surrey, RH8 0AX



RETAIL INVESTMENT
USE CLASS E
FREEHOLD FOR SALE

Viewing by appointment

G&P Property
31 Station Road West
Oxted
Surrey. RH8 9EE

Nick Payne MRICS
nickp@gpcommercial.co.uk
David Sutton BA (Hons)
davids@gpcommercial.co.uk

01883 723888

info@gpcommercial.co.uk

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Location

This property is extremely well located in the heart of the prime retail area of Station Road East close to national multiples such as Boots, Starbucks, Co-Op, Cook, Sainsburys and Waitrose, together with a number of successful privately owned businesses.

Central Oxted has the benefit of being naturally bypassed by the A25 and therefore the majority of the traffic using Station Road East is made up of people using the Town Centre's facilities. Short-term car parking is available in the street with longer term facilities available in the Council owned free car parks situated behind Boots.

Description/Accommodation

The ground floor accommodation provides a large primarily open plan space, currently fitted out as a Gentleman's Barber.

There is a first and second floor maisonette included within the freehold but sold off on a long Lease of 160 years from 8th January 2010.

Tenancies

Ground Floor: Let to Turnstyles the Football Barbershop Limited on a 10 year effective full repairing and insuring Lease from 15th February 2019 expiring on the 14th February 2029 at a current rent of £21,244 per annum exclusive. There are annual RPI rent reviews with the next rent review due in February 2024.

Internal Area

Net internal areas as follows:

Ground Floor

Retail 52.20 sq m 582 sq ft

Basement

Upper 32.94 sq m 355 sq ft

Lower 21.48 sq m 231 sq ft

54.42 sq m 586 sq ft

Total 106.62 sq m 1168 sq ft

Terms

The freehold is for sale, subject to the Tenancy described above in the sum of £300,000, subject to contract plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £17,000. The UBR for 2023/4 is 49.9 in the £. Small Business Relief may apply. For further information contact Tandridge District Council.

Legal costs

Each Party to bear their own legal costs incurred in this transaction

Energy Performance Certificate

Energy Performance Rating E (107). Full information available upon request.



Property Misdescriptions Act

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