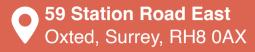
RETAIL INVESTMENT

FOR SALE

01883 723888GPCOMMERCIAL.CO.UK







RETAIL INVESTMENT

USE CLASS E

FREEHOLD FOR SALE

Business Unaffected

Viewing by appointment

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

01883 723888

info@gpcommercial.co.uk

Nick Payne MRICS nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

59 Station Road East Oxted, Surrey, RH8 0AX

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, Cook, Sainsburys, Waitrose and Morrisons together with a number of successful independently 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 Ladies Hairdressing Salon.

There is a first and second floor maisonette included within the freehold but sold off on a long Lease of 99 years from 21st April 1982.

Tenancies

Ground Floor: Let to A M Salons Limited on a 10 year effective full repairing and insuring Lease within the Landlord & Tenant Act 1954 (Part 2) from 24th August 2016 at a current rent of £19,800 per annum exclusive expiring on 23rd August 2026.

Internal Area

Net internal areas as follows:

Ground Floor

Retail 52.39 sq m 564 sq ft

Lower ground 46.28 sq m 498 sq ft

Total 98.67 sq m 1062 sq ft

Terms

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

Business Rates

According to the Government website the property has a Rateable Value of £16,750. The UBR for 2025/6 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

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.