

RETAIL INVESTMENT  
**FOR SALE**

**01883 723888**  
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**G&P PROPERTY**  
COMMERCIAL FOCUS

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



**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](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto: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         |
| <b>Total</b> | <b>98.67 sq m</b> | <b>1062 sq ft</b> |

### 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.



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### Property Misdescriptions Act

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