

Use Class E Premises

FOR SALE OR TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **3-4 Southview Cottages**
Godstone Green, Godstone, Surrey, RH9 8DZ



**A RARE OPPORTUNITY TO
ACQUIRE RETAIL
PREMISES ON GODSTONE
GREEN**

- Facing Godstone Green
- On main A25 trunk road
- On street parking

Viewing by appointment

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Location

The shop is located on the western side of the Village “triangle” facing The Green. The property is therefore fronting the main A25 trunk road and has the benefit of both on street parking and off street parking on The Green. The local bus service also stops close by.

Description/Accommodation

Formerly two adjoining shops, the property has been opened up internally to provide two showrooms with a wide stepped link plus a small kitchen and wc facilities. The frontage is particularly attractive with triple bay windows.

Use

Use Class E

Internal Area

Net internal areas as follows:

Retail area	38.2 sq m	411 sq ft
Kitchen	3.24 sq m	35 sq ft
Total	41.44 sq m	446 sq ft

Terms

The Freehold/Long Leasehold interest is available with vacant possession in the sum of £185,000, subject to Contract (Plus VAT if applicable).

Alternatively, our Clients would consider granting a new Lease for a term of years to be agreed on effective full repairing and insuring terms at a rent of £12,500 per annum exclusive, (plus VAT if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £6,100. The UBR for 2021/2022 is 49.9p in the £. (Small business relief may apply for more details contact the Business Rates Section, Tandridge District Council Tel 01883 722000).

Legal costs

Both parties 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.
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.