

FREEHOLD INVESTMENT
FOR SALE

01883 723888
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G&P PROPERTY
COMMERCIAL FOCUS

 **11 High Street**
Limpsfield, Surrey, RH8 0DR



**GROUND FLOOR USE CLASS E (RETAIL) PROPERTY
AND SPLIT LEVEL THREE BEDROOM FLAT**

FREEHOLD FOR SALE
(Income producing)

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



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Location

The property is located in Limpsfield High Street close to The Bull Public House. Limpsfield is a Village approximately one mile East of Oxted. The High Street has a number of other retailers including a well used local Coffee Shop, Picture Gallery, Book Shop and community run Grocery Shop and Post Office.

Description/Accommodation

The property is in use by an Aesthetician and is partitioned off to create an open plan retail/reception area with rear treatment room/office. This could be opened up to provide a larger open plan retail/office area if required. There is also a well appointed kitchenette and wc to the rear of the property.

The residential accommodation above is a split level three bedroom maisonette with access via a door to the left hand side of the property. On the first floor there is a large lounge as well as a kitchen, dining room and well appointed bathroom.

On the second floor there are two good size double bedrooms. To the rear of the property is a paved courtyard as well as an extensive area of garden which is currently laid to lawn.

NB: Please note, the area hatched in red is owned by the neighbouring property and is not included in the freehold for sale.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor Retail.	9.75 sq m	105 sq ft
Rear Office/Storage.	7.79 sq m	84 sq ft
Kitchenette	5.16 sq m	56 sq ft
Total	22.7 sq m	244 sq ft

Terms

The property is subject to a Lease on the ground floor for a period of five years from December 2021 at a rent of £7,500 per annum. The flat above is currently let on a 12 months AST from June 2025 at a rent of £18,000 per annum.

The property available for sale. Offers in excess of £475,000 are sought. Plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the shop has a Rateable Value of £TBC. The UBR for 2025/26 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is D (87). Full information is available upon request.



Property Misdescriptions Act

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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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