

LEATHERHEAD—53 High Street KT22 8AG



Investment Summary

- Current total rent £19,120
- Seeking Offers In The Region of £255,000
- Net Initial Yield of 7.3%
- Occupiers in the vicinity include Oxfam, Savers Health & Beauty, William Hill and Starbucks
- Residential uppers let on an AST

LEATHERHEAD—53 High Street

Location

Leatherhead is a popular commuter town located in North Surrey, close to Junction 9 of the M25 motorway. Leatherhead mainline station provides regular services to Central London.

Situation

The premises are located within the pedestrianised section of the High Street. Retailers close by include Starbucks, Savers Health & Beauty, William Hill and Oxfam.

Description

The premises comprise a three storey Grade II Listed mid-terraced building of traditional construction providing a ground floor shop with a maisonette above. Access to the maisonette is via a gated passageway to the side and rear.

Accommodation

The property affords the following net internal floor area:

Net frontage	3.74m	12' 2"
Shop depth	11.40m	37' 4"
Internal width min	3.33m	10' 9"
Internal width max	3.89m	12' 4"
Sales area	33.51m ²	380 sq ft
Ancillary WC	6.73 m ²	72 sq ft

One bedroom maisonette comprising living room, kitchen, bathroom/wc and substantial patio area.

Tenancies

The ground floor of the premises is let to Hua Xia Limited (Chinese Medicine & Acupuncture) on an FRI Lease for a term to expire on 7 December 2014.

The Rent Passing is £13,000 p.a.x.

The maisonette is let on an Assured Shorthold Tenancy at £6,120 p.a.

Proposal

We are seeking offers in the region of **£255,000** for the benefit of the freehold interest.

This reflects a net initial yield of **7.3%** after costs of 4.75%.

V.A.T

The property has been elected for V.A.T and therefore V.A.T will be payable on the purchase price.

Further Information

Please contact sole agents :

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MISREPRESENTATION ACT

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