



Price/premium £550,000

Ref #3074

Address

Address: 218 Cobham Road

Postcode: KT22 9JQ

Town: Fetcham

Area: Surrey

Location

Located in a busy local parade with easy street parking and amongst a good selection of shops and cafe's, plus a Sainsburys Local supermarket.

Description

Freehold guide price- £550,000.

The property comprises a mid terrace shop with a large split level self contained maisonette above and garden with garage to rear.

The shop is currently under offer and due to complete soon - please call for further details.

The shop measures approximately 800 sq ft and has just been let on a new 15 year lease at a rent of £20,000 p.a. EPC Rating D.

The maisonette is currently vacant and has recently been redecorated and refurbished with new kitchen, bathroom and carpets.

Approached from the rear rear of the building, the accommodation comprises; Landing 10'5" x 4'10". Lounge/Dining Room 19'3" x 15'2" max' (11' min'). Kitchen/Breakfast Room 12'11" x 10'7". Bathroom/W.C. 7'11" x 6'2". Bedroom 13'3" x 10' with walk in wardrobe 4'10" x 5'8". Bedroom 13'6" x 9'4". A residential agent is currently marketing the flat to rent.

Additionally there is a rear yard and double length garage.

General Information

Tenure:	Freehold
Price/premium:	£550,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V. OF £8,400 for the shop.
Lease details:	15 Year lease from 7th July 2025 at a commencing rent of £20,000 p.a. There are rent reviews at the 5th and 10th anniversary and there is a 6 month rent deposit lodged.

Features

- ✓ Garage
- ✓ Garden
- ✓ Local Parade
- ✓ On street parking
- ✓ Available immediately
- ✓ Freehold
- ✓ Thriving village
- ✓ Vacant possession

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).









