



**Price/premium** £700,000

**Size** 1,442 Square feet

**Ref** #3237

## Address

**Address:** 62 Portsmouth Road

**Postcode:** KT11 1HY

**Town:** Cobham

**Area:** Surrey

## Location

Prominent main road position fronting the Portsmouth Road, which connects Cobham to Esher. Cobham is an affluent town with an excellent range of shops, restaurants, bars and supermarkets. There is parking in front of the parade of shops.

## Description

Opportunity to acquire this freehold investment comprising a shop, land to the front and rear of the shops and three bedroom self-contained maisonette over.

The shop unit measures approximately 586 sq ft in total to include WC and small kitchenette area to the rear. The shop has recently been let on a new 10 year FRI lease to a barber at a rent of £25,000 p.a. Upward only rent review and tenant break clause in place in 2030.

The maisonette is accessed from the rear of the property via a communal walkway and measures approximately 856 sq ft in total. The front door leads to the kitchen and there is a living room/ dining room and WC on this level. Stairs lead to the second floor which has two double bedrooms, a single bedroom and bathroom with shower over bath.

The maisonette is currently let on a one year AST agreement from January 2025 at £1,250 pcm.

Parking to the rear is reserved for the flats on a first come first served basis and there is free unallocated parking for the shops at the front of the parade.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£700,000
<b>Rent details:</b>	Shop- £25,000 p.a Flat- £1,250 pcm
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £5,800 (shop). The premises should therefore qualify for full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	Shop- 10 year FRI lease drafted Outside of the Landlord and Tenant Act 1954. Flat- 1 year AST agreement from January 2025.

## Features

- ✓ Early viewing recommended
- ✓ Mixed use investment
- ✓ Prominent location

## Property Map



## Important notice

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