

43 WATERHOUSE LANE, KINGSWOOD KT20 6EB



FREEHOLD SHOP PREMISES FOR SALE WITH VACANT POSSESSION AND THE UPPIERS ARE SUBJECT TO AN EXISTING LEASE PLUS REAR GARDEN WITH DEVELOPMENT POTENTIAL

OFFERS IN THE REGION OF £380,000



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Lock up shop/office unit offered in very smart order together with off road parking space and rear garden
- Currently operating as a Travel Agency office with the Clients closing due to merging this operation with their other well established office in Fetcham
- Benefits include well-appointed office premises with air conditioning, private rear office and basement.
- A versatile 'E' Use class premises ideal for an owner/occupier business to suit numerous uses
- The garden has scope for redevelopment STPP

T 01737 229200

LOCATION

The premises is situated within the heart of Kingswood Village with its range of local shops and restaurants, Kingswood Arms public house nearby and within just a minute's walk of Kingswood BR Station with commuter rail services to London Bridge and Victoria, Reigate, Epsom and Banstead village are all within easy reach via the A217 together with the M25 at Junction 8 within five minutes' drive.

This office/retail premises in this location suits a wide variety of uses within the heart of the Village and with the benefit of both the new broader choice of use afforded by the recently introduced 'E' use class and on street parking directly outside.

DESCRIPTION

The Clients are looking to close this office within their business in order to merge it with another existing site and are offering the freehold premises for sale comprising of a brick built semi-detached building under a tiled roof.

The ground floor is being sold with vacant possession forming the existing Travel Agency office. This is currently arranged as a smart main front retail/office area with traditional glazed shopfront, private raised office to the rear, plus kitchen, basement and WC and parking to the side. To the rear of the property there is a raised L-shaped garden offering scope and potential for redeveloping subject to planning permission. The uppers form a self-contained flat that is subject to a long lease.

THE FLAT

The flat that forms the upper parts is a self-contained flat subject to a 999 year lease granted from 25.12.80 at peppercorn ground rent under title no SY500293. This will be retained by the current owners and is currently sublet on an Assured Shorthold Tenancy.

THE SHOP

The ground floor is currently arranged as a Travel Agency office with a smart front relatively square retail area 26ft deep with air conditioning of approximately 566 sq ft with stairway down to a very useful basement.

To the rear of the main retail area there are steps up into a private office of approximately 130 sq ft plus kitchen and WC.

The Unit could be used for a wide variety of uses under the existing E Use Class.

Approx. dimensions as follows: -

Front retail area Approx.	566 sq ft (52.59m ²)
Rear office Approx.	130 sq ft (12.08m ²)
Basement Approx.	298 sq ft (27.69m ²)

Net Internal Area approx. 696 sq ft (64.67 m²)

OUTSIDE

Externally there is a side driveway providing off-street parking for the shop as well as a dated garage **and pedestrian access up to a raised L-shaped rear garden directly behind the premises and running behind the adjoining properties to the west. This large raised garden may have potential for redevelopment opportunities STPP. The vendors will seek to benefit from a share in any uplift in value that a buyer secures through securing planning consent for a scheme by way of an overage clause or price adjustment.**

PRICE

Offers in the region of £380,000 for the freehold interest.



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TENURE

Freehold investment for sale under Title No SY499779 and outlined in red thereon with full vacant possession of the ground floor shop/office unit with the self-contained first floor flat being subject to the existing leasehold interest as detailed above.

TIMING

Our Clients can offer a swift exchange of contracts and then would slightly delay completion following exchange in order to close the office and transfer their operation to their Fetcham office so to prepare for and offer vacant possession for completion.

VAT

We are advised by our Vendor Clients that the premises are not currently elected for VAT.

RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value for ground floor £8,100
Uniform Business Rate £0.499
(for small business multiplier
(April 2021 – March 2022)

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

An EPC is available for the shop, it has a rating of E (105).

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS - Sole Agents
01737 229200
www.robinsonsmb.com



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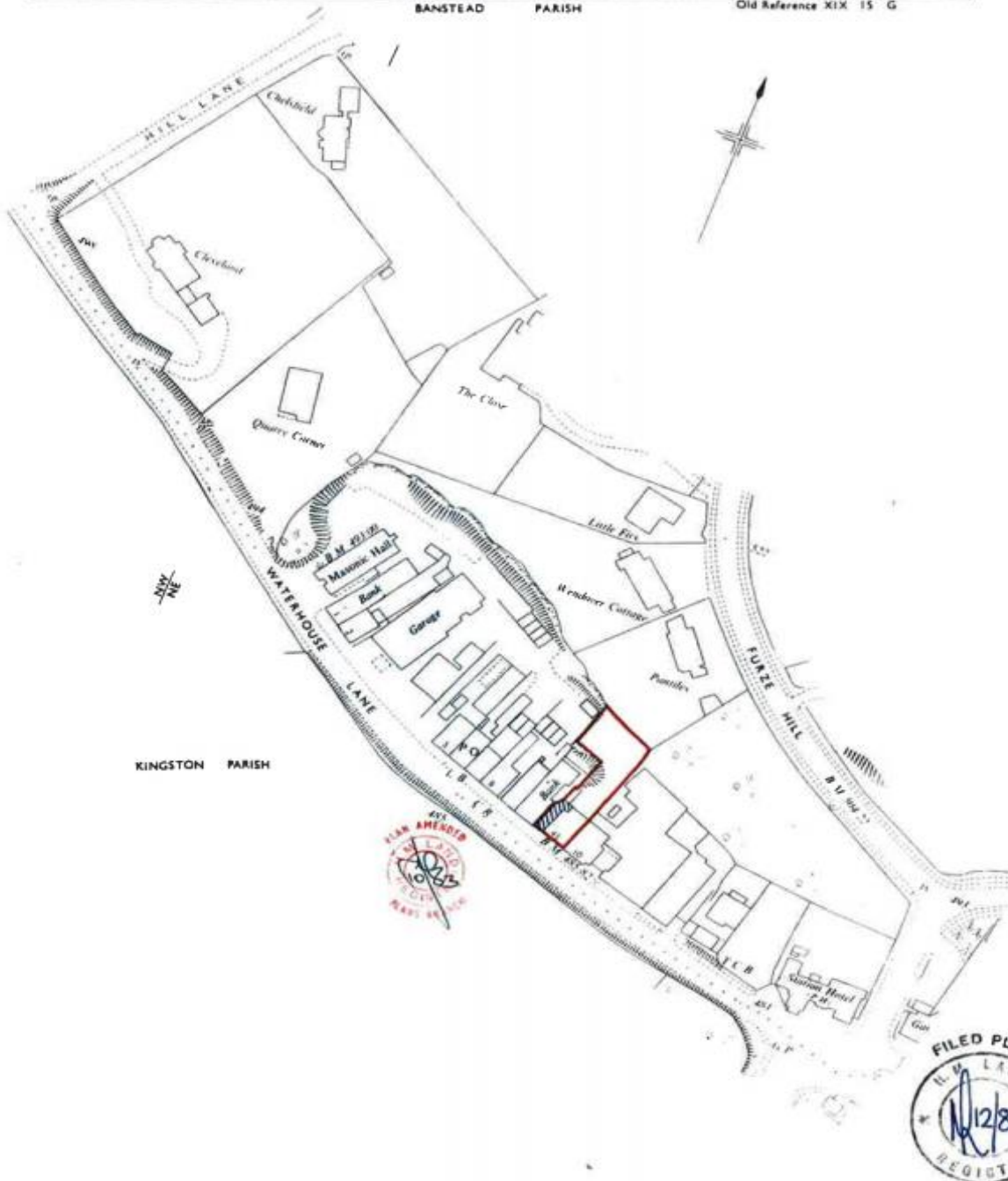
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H.M. LAND REGISTRY			TITLE NUMBER	
			SY499779	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	SURREY		TQ 2456	F
Scale: 1/1250			© Crown copyright 1971	

BANSTEAD PARISH

Old Reference XIX 15 G



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give any representation or warranty in relation to the property; purchasers have not detected any services, electrical systems, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. Regulated by RICS



RICS

