

OPPOSITE STONELEIGH RAILWAY STATION FREEHOLD SHOP/OFFICE FOR SALE

**Location**

The property is situated in a busy parade of shops serving Stoneleigh Broadway Village directly opposite the Railway Station.

Type

A ground floor shop/office (Currently a Dry Cleaners Business) measuring approximately 700 square feet.

Planning

Planning Use Class 'E' to include retail, office, café and restaurant uses.

Business Rates

£5,738 for the year ending 31st March 2024.

Terms

The Freehold Interest is offered for sale with full vacant possession.

Asking Price

£252,500

Further Details

Please contact Wallakers Commercial on 020 8399 5381.

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15 Stoneleigh Broadway, Stoneleigh, Surrey KT17 2JA

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	The property forms part of the busy Stoneleigh Broadway shopping parade close by to its junction with Rosedale Road and directly opposite Stoneleigh Railway Station.
DESCRIPTION:	A ground floor commercial shop/office premises forming part of a three storey inner terrace mixed residential and commercial building. The ground floor shop is currently occupied and trading as a Dry Cleaners Business and provides the following areas/dimensions: Gross Frontage – 16' 10" Shop Depth – 49' Net Internal Area – 710 square feet plus small rear washroom facility. Features Include: • Modern metal framed and glazed display window frontage with central entrance door; • Prominent illuminated fascia signage; • Suspended ceiling with diffused light fittings; • Tiled floor coverings throughout; • Free customer car parking to front of property; • Rear small washroom facility.
PLANNING:	The shop has the benefit of Planning Use Class 'E' which includes retail, office, restaurant, café and medical/leisure uses.
BUSINESS RATES:	The annual Business Rates payable are currently £5,738 for the year ending 31 st March 2024. This amount can be further reduced by application to the Local Authority for Small Business Rates Relief.
UPPER RESIDENTIAL LONG LEASEHOLD DETAILS:	The self-contained residential flat arranged on the first and second floor over has been sold off on a Long Leasehold Interest for a term of 125 years from 9 th November 1999 (Therefore 101 years currently unexpired) with an annual ground rent payable to the Freeholder of £25 per annum exclusive increasing to £50 per annum exclusive in November 2024.
TERMS:	The Freehold Interest in the property, subject to full vacant possession of the ground floor commercial shop premises, is offered for sale.
ASKING PRICE:	Offers for the Freehold Interest are invited in the region of £252,500.
EPC:	An Energy Performance Certificate has been commissioned and will be made available to all interested applicants.
FURTHER DETAILS/VIEWING:	Strictly by appointment with Vendors Sole Agents, Wallakers Commercial on 020-8399-5381. Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com