



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**Beckleys Yard,
Leatherhead Road,
Bookham
Surrey
KT23 4RQ**

FOR SALE

Approx 25,000 sqft (2,322 sqm)

Excellent opportunity to acquire a significant Industrial investment site in a prominent location on the A246 in Bookham.

The site comprises a variety of units; from a period style, end of terrace cottage, currently used as offices, to traditional and modern warehouse units. All leases have a landlords rolling option to determine for redevelopment purposes on 6 months prior written notice.

INCOME £57,800 per annum.

PRICE Offers invited in excess of £800,000.



Above site plan is for indicative purposes only and cannot be relied upon

www.hugginsedwards.co.uk

LOCATION

The site is located on Leatherhead Road (A246) close to the Junction with Eastwick Road. The A246 is the main thoroughfare between Leatherhead and Guildford which are a distance of approximately 2 miles and 9.5 miles respectively from the site. Bookham mainline rail station is approximately 5 minutes drive away providing regular services between London Waterloo and Guildford. The M25 can be accessed via Junction 9 at Leatherhead approximately 3 miles away.

TENANCIES

Tenancy Schedule & Lease copies available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint sole agents Huggins Edwards & Sharp and Graham Tring Associates

CONTACT

HES- Michael Angus

T: 01372 740555

E: michael.angus@hes-epsom.co.uk

GTA- Graham Tring

T: 01483 533 396

E: gt@grahamtringassociates.co.uk

DATE

June 2019

FOLIO NUMBER

19352(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.

Site Entrance



HUGGINS EDWARDS & SHARP

Incorporating Langlands & Son (Est 1798)

**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

10 WEST STREET
EPSOM
SURREY KT18 7RG
T: 01372 740555

11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

Huggins Edwards & Sharp is a trading name of Huggins Edwards & Sharp LLP, a limited liability partnership registered in England & Wales. Registered number OC399226. Registered office: 11-15 High Street, Bookham, Surrey, KT23 4AA. Regulated by RICS. Huggins Edwards & Sharp LLP for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Edwards & Sharp LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Edwards & Sharp LLP have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.