

208 Barnett Wood Lane Ashtead Surrey KT21 2DB FOR SALE

Approx 123 sqft (11.41 sqm)

Opportunity to acquire the freehold of a self-contained ground floor sui-generis property ideally suited to owner occupiers. The property comprises a reception area, private room and WC. The flats have been sold off on 125 year leases.

Reception	65 sqft	5.99 sqm
Private Room	58 sqft	5.42 sqm
W.C.	-	-
TOTAL	123 sqft	11.41 sqm

PRICE TENURE Offers in the region of £85,000.

IURE Freehold with vacant possession.

Total ground rent income from Flat A and Flat B £300 per annum.



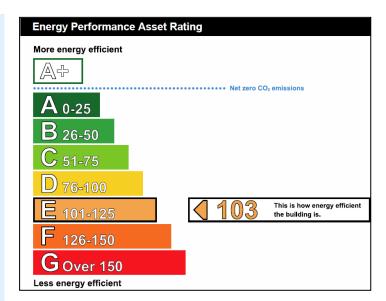
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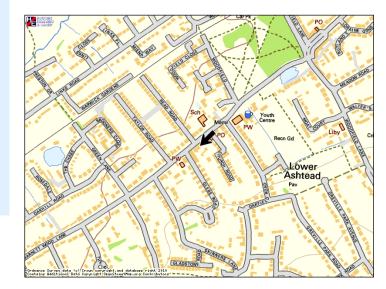
LOCATION	The property is located in a popular village location close to Ashtead Common and the mainline rail station, approximately 5 minutes walk away. The parade comprises a number of independent retailers and other businesses including a newsagents with post office facilities, an Alphega Pharmacy, a butchers, greengrocers and a pet shop amongst other traders. Junction 9 of the M25 (Leatherhead) is less than 2 miles away.			
RATES	Rateable value: \pounds 4,000 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.1p in the \pounds (2019/20).			
LEGAL COSTS	Each party to bear their own legal costs.			
VIEWING	Strictly by appointment via sole agents Huggins Edwards & Sharp.			
CONTACT	Epsom Commercial Property Department Apex House, 10 West Street, Epsom, Surrey KT18 7RG T: 01372 740555 F: 01372 741002 E: info@hes-epsom.co.uk W: www.hugginsedwards.co.uk			
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DATEApril 2019FOLIO NUMBER19604(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.







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T: 01372 740555	T: 01372 457011	T: 01372 374806	T: 020 8642 2266

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