



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

90 High Street  
Banstead  
Surrey  
SM7 2NN

**FOR SALE**

Approx 807 sqft (75 sqm)

Freehold retail investment with a long established local charity who have recently renewed their 10 year lease of the ground floor. The 1<sup>st</sup> & 2<sup>nd</sup> floor residential accommodation is sold off on a 999 year lease from 2<sup>nd</sup> January 2007 producing a peppercorn rent.

Shop Rental Income	£30,000 pax
Ground Rent	Peppercorn
<b>TOTAL</b>	<b>£30,000 per annum</b>

**PRICE** £465,000 Freehold. VAT not applicable.

**SHOP LEASE** New 10 year FRI lease from 1<sup>st</sup> September 2018 with a rent review and mutual break option at the expiry of the 5<sup>th</sup> year. Lease benefits from security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property is situated in a prime location on the South Side of Banstead High Street, notable nearby occupiers include Superdrug, Specsavers, HSBC and Waitrose supermarket. Free on-street customer parking is available immediately outside the property for up to 1 hour.

## RATES

Rateable value: £22,000 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (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](mailto:info@hes-epsom.co.uk)  
W: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## DATE

April 2019

## FOLIO NUMBER

19942(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



# 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.