



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

147 Cobham Road  
Fetcham  
Surrey  
KT22 9HX

**FOR SALE**

**Approx 979 sqft (90.95 sqm)**

Freehold retail investment available in the well-established location of Fetcham Village. The ground floor is let to Boots UK Limited on a 5 year lease. The accommodation above is sold on a 99 year lease from 24 June 1993 producing a ground rental income of £50 per annum.

Shop Rental Income	£17,500 pax
Ground Rent	£50 per annum
<b>TOTAL</b>	<b>£17,550 per annum</b>

**PRICE** £300,000, Freehold. VAT not applicable.

**LEASE** The shop is let on a 5 year full repairing and insuring lease from the 20<sup>th</sup> May 2018. Lease granted within the security of tenure & compensation provisions of the Landlord and Tenant Act 1954 Part II.



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

## LOCATION

Located on Cobham Road in Fetcham, the village provides a variety of retailers and independent traders including Dolittle Pet Supplies, Sainsbury's Local and William Dyer Butchers. The property is well located with access to the A3 at Cobham (less than 5 miles), the M25 junction 9 at Leatherhead (approx 3 miles) & Leatherhead mainline rail station (approx 1.5 miles), which provides regular services to London Waterloo.

## RATES

Rateable value: £10,000 (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

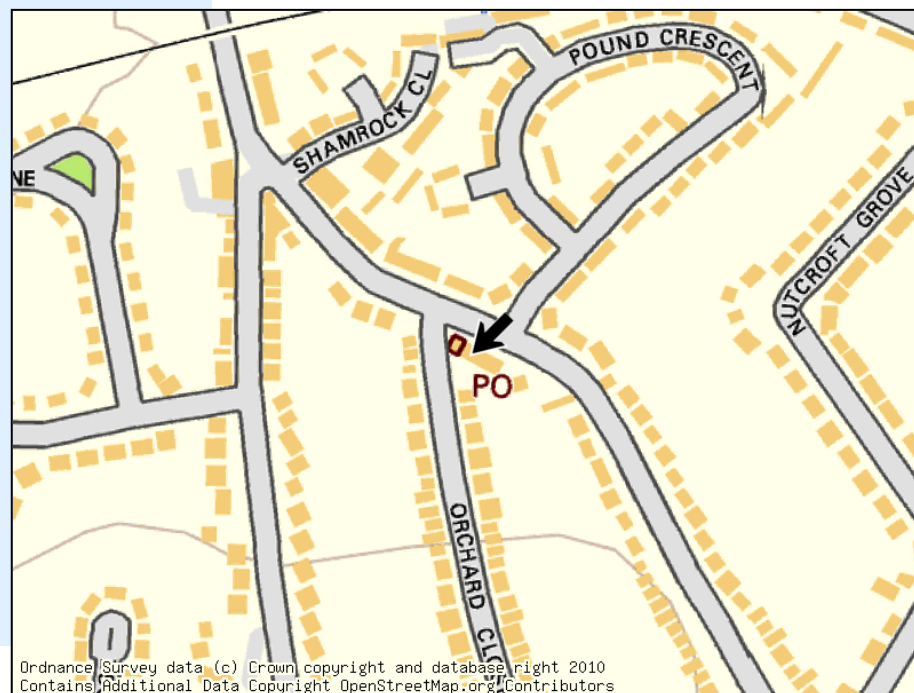
April 2019

## FOLIO NUMBER

19974(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**BOOKHAM**  
SURREY KT23 4AA  
T: 01372 457011

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

1 GROVE ROAD  
**SUTTON**  
SM1 1BB  
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