LONG LEASEHOLD SHOP FOR SALE

HUGGINS STUART EDWARDS

THE POST OFFICE, THE STREET, EFFINGHAM, KT24 5LQ

£165,000 LONG LEASEHOLD

The Post Office, The Street,
Effingham, Surrey, KT24 5LQ

TO LET

Approx 427 sqft (39.66 sqm)

DESCRIPTION

Opportunity to acquire a well presented retail unit, recently refurbished as a café in a charming village location. A new 999 year lease is available at a peppercorn rent. The property benefits from a forecourt and ample unrestricted car parking in the parade as well as an allocated space to the rear.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:
https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

Shop	427 sqft	39.7 sqm
Forecourt	241 sqft	### sqm

PREMIUM

£165,000, subject to contract.

LEASE

New 999 year lease available.

RENT

Peppercorn.

LOCATION

Located on the West side of the The Street in a local village parade with other occupiers comprising a butchers, bakery, a convenience store, hair salon and hardware store. The parade benefits from ample unrestricted parking and is a short walking distance from King George V playing fields and The Howard of Effingham School, which has been approved for redevelopment including 295 new homes, which should increase demand for local amenities. Effingham Junction Station is a short drive away providing regular services to Guildford and London Waterloo, the A3 and M25 (Junction 10) are approximately 4 miles away.

RATES

Rateable value: £5,300. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).
The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

August 2020

FOLIO NUMBER

20043(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd 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 Stuart Edwards Commercial Ltd 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 Stuart Edwards Commercial Ltd 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.