



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

29/31 Church Road  
Bookham  
Surrey  
KT23 3PG

## FOR SALE

Approx 895 sqft (83.14 sqm)

Freehold retail investment let to a long-established charity in the popular village of Bookham. The property comprises a large ground floor retail unit with a flat above arranged over the 1<sup>st</sup> & 2<sup>nd</sup> floors. The residential accommodation is sold on a 99 year lease from 11<sup>th</sup> April 2003.

Shop rental income	£17,000 pax
Flat ground rent	£100 pa
<b>TOTAL</b>	<b>£17,100 pax</b>

**PRICE** £270,000 Freehold. VAT not applicable.

**SHOP** Full repairing and insuring lease, inside the Landlord & Tenant Act, for a term of 20 years from 14<sup>th</sup> March 2007. The lease includes 5 yearly upward only rent reviews and was assigned to Queen Elizabeth's Foundation in 2015.



INVESTMENT FOR SALE

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

**FLAT** The flat above, arranged over 1<sup>st</sup> & 2<sup>nd</sup> floors, is sold on a 99 year lease from 11<sup>th</sup> April 2003 producing a rent of £100 per annum for the first 33 years of the term, £200 per annum for the next 33 years of the term and £300 per annum for the remainder of the term.

**LOCATION** The property is situated on the West side of Church Road Parade in the attractive village of Bookham close to the junction with Lower Road and High Street. The parade offers a wide variety of traders and independent businesses. The M25 can be accessed at Leatherhead via Junction 9 which is approximately 3.5 miles away. Bookham Station is less than one mile away and provides regular services to Guildford & London Waterloo.

**RATES** Shop rateable value: £11,250 (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  
W: www.hugginsedwards.co.uk

**DATE** September 2019  
**FOLIO NUMBER** 20063(CL)

**SUBJECT TO CONTRACT**  
Important: See Disclaimer Notice below.



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

10 WEST STREET <b>EPSOM</b> SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET <b>BOOKHAM</b> SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET <b>LEATHERHEAD</b> SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD <b>SUTTON</b> SM1 1BB T: 020 8642 2266
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