

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 1st & 2nd floors. The residential accommodation is sold on a 99 year lease from 11th April 2003.

Shop rental income	£17,000 pax
Flat ground rent	£100 pa
TOTAL	£17,100 pax

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 14th March 2007. The lease includes 5 yearly upward only rent reviews and was assigned to Queen Elizabeth's Foundation in 2015.



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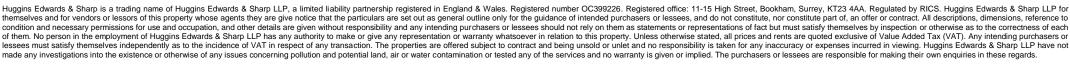
FLAT	The flat above, arranged over $1^{st} \& 2^{nd}$ floors, is sold on a 99 year lease April 2003 producing a rent of £100 per annum for the first 33 years of £200 per annum for the next 33 years of the term and £300 per annur remainder of the term.	the term,
LOCATION	The property is situated on the West side of Church Road Parade in the village of Bookham close to the junction with Lower Road and High Staparade offers a wide variety of traders and independent businesses. The be accessed at Leatherhead via Junction 9 which is approximately 3.5 mil Bookham Station is less than one mile away and provides regular se Guildford & London Waterloo.	reet. The M25 can les away.
RATES	Shop rateable value: \pounds 11,250 (information taken from Valuation Office we Non-domestic uniform rates payable at 49.1p in the \pounds (2019/20).	bsite).
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 FOLIO NUMBER	September 2019 20063(CL)	

SUBJECT TO CONTRACT Important: See Disclaimer Notice below.



CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS COMMERCIAL PROPERTY MANAGEMENT • RESIDENTIAL LETTINGS PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS

10 WEST STREET	11-15 HIGH STREET	3 BRIDGE STREET	1 GROVE ROAD
EPSOM	BOOKHAM	LEATHERHEAD	SUTTON
SURREY KT18 7RG	SURREY KT23 4AA	SURREY KT22 8BL	SM1 1BB
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