



**WORKSHOP FOR SALE**

**HS EDWARDS** HUGGINS STUART

UNIT 3, FAIRS ROAD, LEATHERHEAD, SURREY, KT22 7PD  
O.I.R.O. £190,000

Unit 3, Fairs Road, Leatherhead,  
Surrey, KT22 7PD

## TO LET

Approx 697 sqft (64.75 sqm)

### DESCRIPTION

Rare opportunity to acquire a single storey industrial unit most recently used for vehicle repairs. The property is of steel portal frame construction with concrete flooring and brick cladding. The unit benefits from strip lighting, an electric roller shutter a partitioned office, WC and a parking space at the front of the property.

Workshop	697 sqft	64.75 sqm
WC		

### PRICE

Offers invited in the region of £190,000 for the Freehold interest with vacant possession.

### LOCATION

The property is located on Fairs Road, an unadopted highway, just off the busy Kingston Road in Leatherhead. Junction 9 of the M25 is a couple of minutes drive away & Leatherhead Station is approximately 12 minutes walk away. Nearby amenities include a One Stop supermarket, a Café, a Tesco Superstore and B&Q.

### RATES

Rateable value: £7,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2023/24).

### EPC

E- 114

### 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  
10 West Street, Epsom, KT18 7RG  
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### DATE

April 2024

### FOLIO NUMBER

30159

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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