



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

111 The Street, Fetcham, Surrey, KT22 9RD
O.I.E.O £550,000

111 The Street, Fetcham, Surrey, KT22 9RD FOR SALE

Approx 1,215 sqft (112.94 sqm) plus Garden

DESCRIPTION

Rare freehold opportunity in the heart of the popular village of Fetcham. The property comprises a ground floor retail unit, with a 3-bedroom maisonette arranged above and to the rear. The property is end-of-terrace and benefits from side access, a rear garden, single garage plus one allocated parking space. There is potential to extend the property at the rear and at the first floor level subject to planning permission.

Retail	465 sqft	43.22 sqm
3 Bed Maisonette	602 sqft	55.97 sqm
Garage	148 sqft	13.75 sqm
TOTAL	1,215 sqft	112.94 sqm

PRICE

Offers invited in excess of £550,000.

TENURE

Freehold with full vacant possession.

LOCATION

Fetcham is a busy local retail centre with a variety of independent retailers and traders as well as national occupiers such as Sainsbury's Local and Boots Pharmacy. The property occupies a prominent position at the end of a small parade which benefits from free parking in front of the units for up to 1 and a half hours. The property is well located with access to the A3 at Cobham, the M25 Junction

9 at Leatherhead and Leatherhead mainline rail station (approx. 5 minutes drive away) which provides regular services to London Waterloo.

RATES & COUNCIL TAX

Rateable value: £11,500. Rates payable at 49.9p in the £ (2023/24) Maisonette is in Council Tax Band D.

EPC

Shop – B 37
Maisonette – D 67

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Debbie Gale
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DATE

January 2024

FOLIO NUMBER

30232

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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