



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

42-44 The Street, Ashted, Surrey, KT21 1AZ
O.I.E.O £550,000 FREEHOLD

42-44 The Street, Ashted, Surrey, KT21 1AZ FOR SALE

Approx 1,562 sqft (145.11 sqm)

DESCRIPTION

Rare opportunity to acquire a mixed-use freehold property in the centre of Ashted Village. The property comprises a ground floor retail premises with residential accommodation above and to the rear. The property benefits from an attractive garden, a single garage and off-street parking for two vehicles, accessed via Rectory Lane. The property is well suited to owner occupiers and the rear garden has redevelopment potential subject to consents.

The main building is Grade II Listed and has recently been improved with a complete rewire providing separate electrical supplies for the commercial and residential elements. New double-glazed windows, plus fire boarding and floor coverings in the commercial element highlight readiness for redecoration and fitting out to suit the next occupier's requirements.

Commercial	503 sqft	46.76 sqm
Residential	1,059 sqft	98.35 sqm
TOTAL	1,562 sqft	145.11 sqm

PRICE

Offers invited in excess of £550,000.

TENURE

Freehold with full vacant possession.

USE

Retail/Class E with residential.

LOCATION

The property is located in The Street in a prominent position at the junction with Rectory Lane adjacent to Co-op Supermarket. The Street in Ashted is a popular local High Street offering a variety of amenities with other notable occupiers including M&S Foodhall, Morrisons Daily, Post Office, F45 and Cook. The village benefits from ample short term parking options and Ashted Station is only 15 minutes walk away providing regular services to London Terminals. The M25 junction 9 is a 4 minute drive away.

RATES & COUNCIL TAX

Rateable value: £10,750. Rates payable at 49.9p in the £ (2024-25). Residential accommodation is within Council Tax Band C.

EPC

Commercial: C-64. Domestic: D-56.

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
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

April 2024

FOLIO NUMBER

30244

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

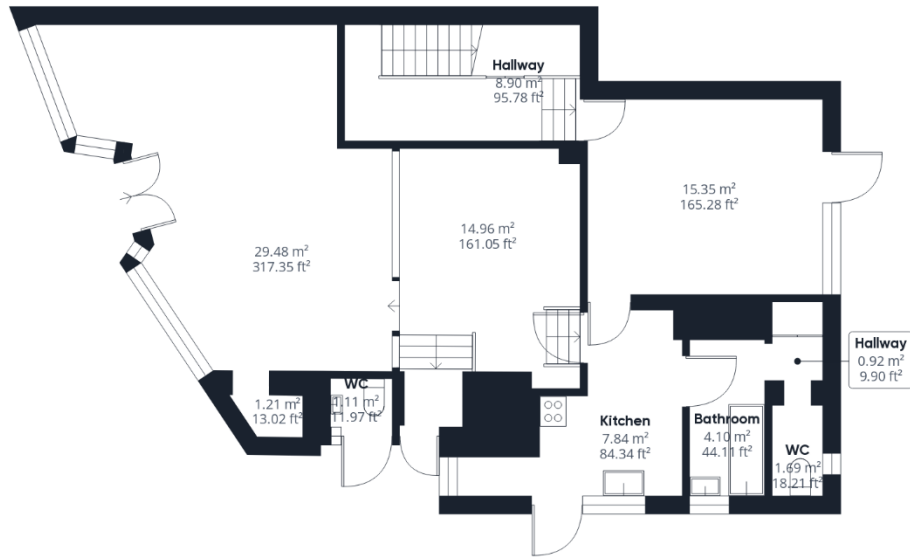
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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

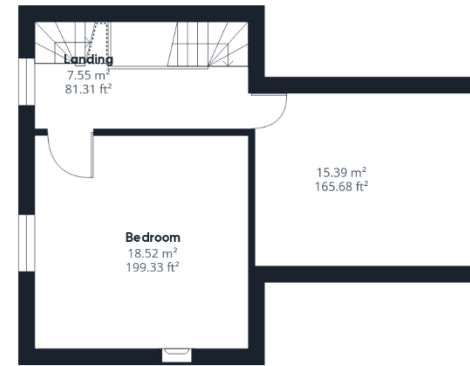
Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice 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.

www.hsedwards.co.uk

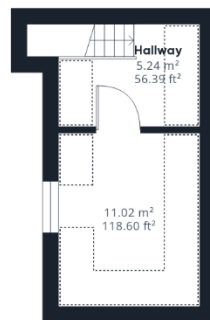




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

145.11 m²

1561.96 ft²

Reduced headroom

8.5 m²

91.48 ft²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360