



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**208 Barnett Wood Lane
Ashted
Surrey
KT21 2DB**

FOR SALE

Approx 123 sqft (11.41 sqm)

Opportunity to acquire the freehold of a self-contained ground floor sui-generis property ideally suited to owner occupiers. The property comprises a reception area, private room and WC. The flats have been sold off on 125 year leases.

Reception	65 sqft	5.99 sqm
Private Room	58 sqft	5.42 sqm
W.C.	-	-
TOTAL	123 sqft	11.41 sqm

PRICE Offers in the region of £85,000.
TENURE Freehold with vacant possession.
Total ground rent income from Flat A and Flat B £300 per annum.



www.hugginsedwards.co.uk

LOCATION

The property is located in a popular village location close to Ashted Common and the mainline rail station, approximately 5 minutes walk away. The parade comprises a number of independent retailers and other businesses including a newsagents with post office facilities, an Alphega Pharmacy, a butchers, greengrocers and a pet shop amongst other traders. Junction 9 of the M25 (Leatherhead) is less than 2 miles away.

RATES

Rateable value: £4,000 (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

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DATE

April 2019

FOLIO NUMBER

19604(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **103** This is how energy efficient the building is.



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