



FREEHOLD INVESTMENT FOR SALE

HS HUGGINS STUART
E EDWARDS

70 Kingston Road, Leatherhead, Surrey, KT22 8BW
£1,120,000 FREEHOLD

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8BW

FOR SALE

Approx 4,301 sqft (399.51 sqm)

DESCRIPTION

Rare opportunity to acquire a freehold investment property in Leatherhead. The property comprises a retail warehouse on the ground floor, an adjacent self-contained retail unit and a gym on the 1st floor. The property benefits from ample car parking at the front and the rear and has potential for redevelopment subject to planning permission.

Retail Warehouse	2,144 sqft	199.17 sqm
Retail Unit	280 sqft	25.99 sqm
First Floor	1,877 sqft	174.35 sqm
TOTAL	4,301 sqft	399.51 sqm
Approx. Site Area	9,752 sqft	906 sqm

PRICE

Freehold £1,120,000 plus VAT

LEASES

Retail Warehouse: Let to Romida Cricket Limited for a term expiring 31st December 2023.

Retail Unit: Under offer- proposed term to expire 31st December 2023.

1st Floor: Let to Courtside Enterprises Ltd for a term expiring 31st December 2023.

INCOME

Retail Warehouse: £23,000 pax plus VAT

Retail Unit (Agreed STC): £ 5,000 pax plus VAT

1st Floor:

£18,450 pax plus VAT

Total: £46,450 pax plus VAT

LOCATION

The property is well positioned on Kingston Road opposite the junction with Bay Tree Avenue, the access way for Ryebrook Business Park. Leatherhead town centre is approximately 10 minutes walk away and Leatherhead Rail Station, which provides regular services to London terminals, is less than half a mile away. The M25 (Junction 9) is less than five minutes drive away.

RATEABLE VALUES:

Retail Warehouse: £12,750.00

Retail Unit: £4,400.00

1st Floor: £14,500.00

(Information taken from:

<https://www.tax.service.gov.uk/business-rates-find/search>)

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

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DATE

March 2021

FOLIO NUMBER

30052 (INV)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Extract from title Plan

