



Owen  
Isherwood  
CHARTERED SURVEYORS

**For Sale**

Income Producing Freehold Investment

Medical Use Ground Floor & Residential Units Above

Phoenix House, Forest Road, Effingham Junction, East Horsley, KT24 5HE



## LOCATION

East Horsley is situated just on the outskirts of the M25 ring road encircling London, within the county of Surrey. Nearby towns include Effingham, Fetcham, Leatherhead and Surrey which are connected by the A426 (Guildford Rd/Leatherhead Road) running Eastwards and Westwards. The building is located just a 0.3 mile walk from Effingham Junction Station with its regular service to London Waterloo & Guildford, along with local stores for day-to-day items and the bustling town centers of Cobham & Guildford being 3 & 11 miles distant respectively.

## DESCRIPTION

A three storey Freehold unit currently let to a medical user on the Ground Floor, x3 residential units let on AST's on the first floor and a second-floor office space which has consent to be converted into a further residential unit. There is parking area demised to the commercial ground floor space to the front of the building and another large parking area to the rear of the premises shared between the ground floor and first floor Tenants.

## ADDITIONAL PLANNING PERMISSIONS

Planning permission was granted for the extension of the second floor for the building out of the second floor into an additional studio apartment under application 16/P/02514 which has already been implemented due to the conversion of the residential units on the first floor.

## ASKING PRICE

£1,300,000

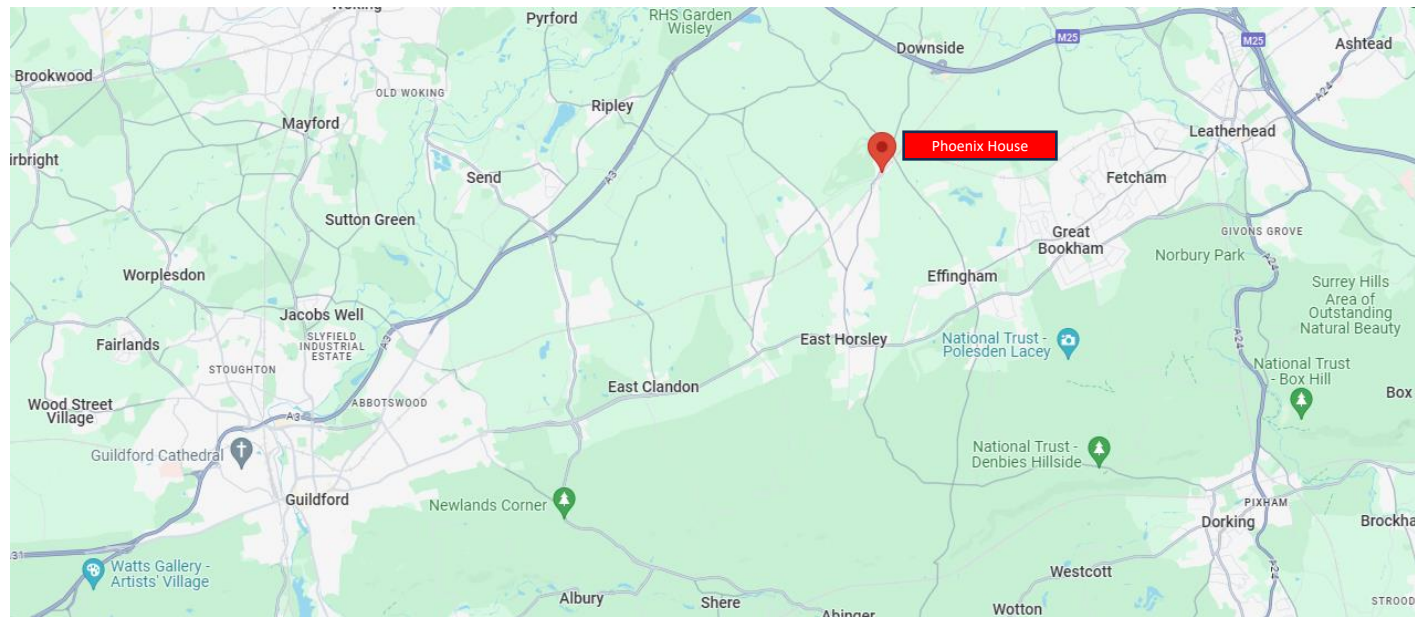
The Freeholder would consider a reduction in the above sale price for retention of the 2<sup>nd</sup> floor office space on a new 999-year Long Lease.

## ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

## LEGAL COSTS

Each party to bear their own costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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# Long-Leasehold Interests - Phoenix House, East Horsley

Property Section	Lease Start Date	Lease Terms	Term	Passing Rent (per annum)	Rent Review Date	Use
Ground-Floor Commercial	10 <sup>th</sup> September 2019	FRI	15yrs	£24,000 p.a. (£10 psf) ERV: £48,000 p.a. (£20 psf)	24 <sup>th</sup> September 2024	Chiropractor and Dental Spa
Flat 1 The Oaks	25 <sup>th</sup> February 2023	AST	Holding over	£1,175 pcm	N/A	Residential
Flat 2 The Oaks	3 <sup>rd</sup> May 2024	AST	12 months	£1,175 pcm	N/A	Residential
Flat 3 The Oaks	29 <sup>th</sup> January 2021	AST	Holding over	£1,058 pcm	N/A	Residential
Studio Apartment**		Vacant		£800pcm - £1,000pcm*		Office use with Residential Consent

\*If let at market rent.

\*\*Planning permission accepted for additional apartment but works not carried out.