



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Mixed-Use High-Street Unit

1,371.3 sq ft (127.4 sq m)

41-43 High Street, Great Bookham, Leatherhead, KT23 4AD

LOCATION

The property is located on Bookham High Street at the south end, towards the A246 Leatherhead Road. It is situated on the left-hand side of a double-fronted, two-storey commercial building. Great Bookham is a pleasant and desirable village in central Surrey, less than three miles from Leatherhead and ten miles from Guildford. The closest railway station is Bookham, just a mile from the property, providing services into Guildford and London Waterloo. The 479 Bus is accessed on Lower Road with services to Little Bookham, Guildford and Effingham.

DESCRIPTION

The subject property is formed of a ground floor retail unit and first floor residential flat with independent access from the rear. The ground floor space has an open planned retail/office space, a meeting room, printer room, rear office space and finally at the rear a kitchenette and WC's. The ground floor has carpeted floors, painted walls, LED spotlights, perimeter trunking, gas radiators and Airconditioning, the shop front is aluminium and double glazed. The upper parts are formed of a two-bedroom flat with carpeted floors, painted walls, pendant lighting and vinyl floors in the kitchen and WC. The unit has 3 parking spaces 2 associated with the retail unit and 1 allocated to the flat.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	1,371.3	127.4
2 Bed Flat	742.7	69
Total	2,114	196.4

TENURE

The shop is let on a 15 Year FRI lease from Dec 2013 and the rent was recently reviewed to £24,500 from 2023. The upper parts are currently vacant.

PRICE

£600,000 (No VAT)

RATES

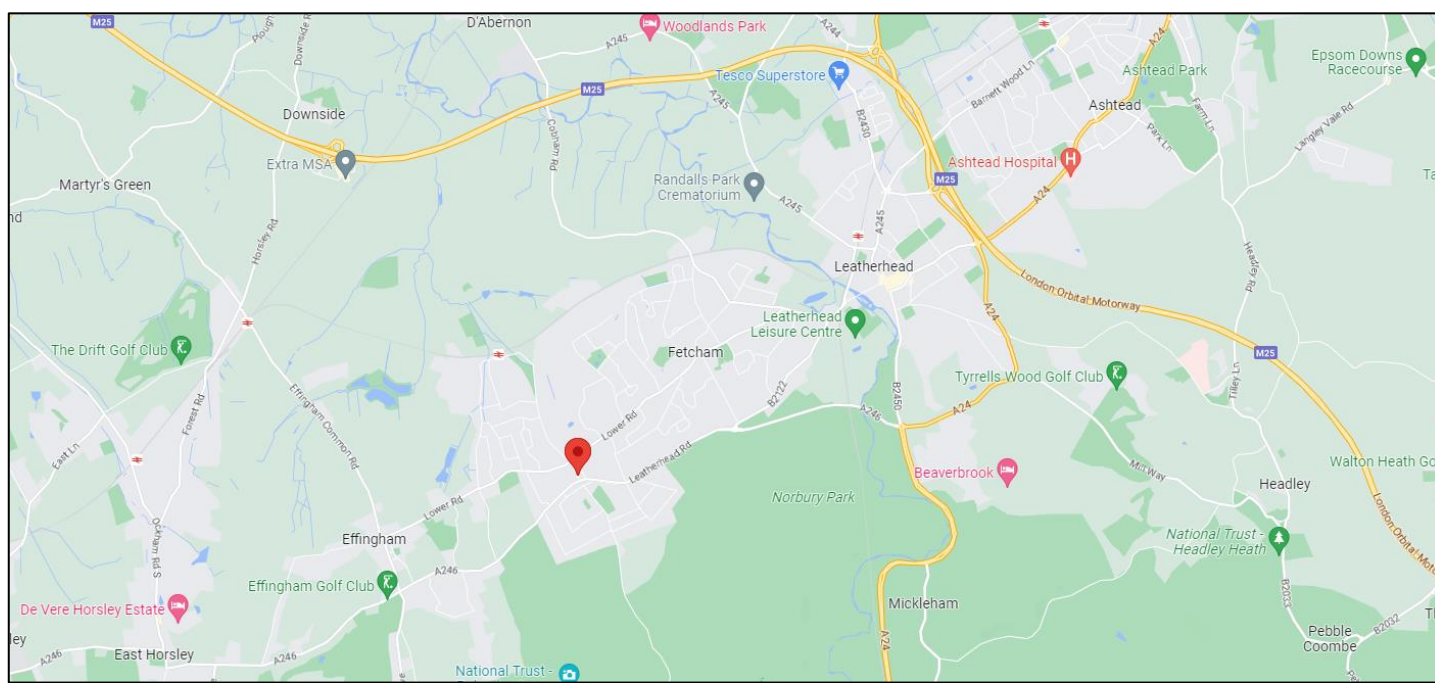
Rateable Value: £21,000
Rates Payable (23/24): £10,290

EPC

Retail – B - 44
Residential – D - 57

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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