



**Price/premium** £300,000

**Size** 280 Square feet

**Ref** #2807

## Address

**Address:** 48 High St

**Postcode:** KT22 8AJ

**Town:** Leatherhead

**Area:** Surrey

## Location

Situated at the top end of the High Street close to many multiples and an interesting range of independent traders.

## Description

Freehold for sale.

Reduced to £300,000.

Former Bar premises with split level apartment above (apartment constructed some 3 years ago).

Vacant possession of the Commercial element.

The ground floor former bar measures approximately 280 sq ft in total and now requires refurbishment. It was previously trading over limited hours in the evening. There is a customer toilet to the rear and a small forecourt area.

The upper flat is currently let on an AST agreement at £950 pcm. It has been finished to a good standard. The accommodation comprises; Reception room/Kitchen to first floor and Bedroom plus large Bathroom/W.C. to top floor. The flat is accessed from street level at the rear of the building.

Please only view by prior appointment through us on 020 7117 2526

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£300,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	We believe that the shop premises are currently exempt - please verify.
<b>Lease details:</b>	Ground floor vacant. Flat let on AST agreement, which has now expired and is, therefore, a periodic tenancy, terminable, we understand, at 2 month's notice.
<b>Trading hours:</b>	The previous opening hours were; Sunday to Wednesday 22.00- 24.00. Thursday to Saturday 22.00 - 01.30.

## Features

- ✓ First floor
- ✓ Mixed use
- ✓ Mixed use investment
- ✓ Part- vacant possession
  
- ✓ Town centre location

## Property Map



## Important notice

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