



Price/premium £510,000

Size 1,100 Square feet

Ref #2856

Address

Town: East Horsley

Area: Surrey

Location

Close to a mainline station and parade of local shops.

Description

A three storey end terrace older style property.

The ground floor is currently let to a hairdresser who has been in occupation for the past 30 years and has recently signed a new lease. The upper floors, rated as residential are vacant and require refurbishment, the advised gross internal area of the flat is circa 1,100 sq ft and the current flat layout offers 3 bedrooms.

There is a vacant garage to the right of the property, which is included in the sale and which may offer someone further scope for development, subject to planning consent. In order to obtain the full address please click the "View/Enquire" button at the bottom of the page to send us an enquiry form. Please only view via Franklin Commercial.

General Information

Tenure:	Freehold
Price/premium:	£510,000
Legal fees:	Not specified
Lease details:	New lease recently signed by the commercial tenant at a rent of £13,000 p.a. for years one and two and increasing to £14,000 p.a. for years 3, 4 and 5. Tenant option to break in year 3.

Features

- ✓ Close to station
- ✓ Demised parking
- ✓ Favoured location
- ✓ Neighbourhood parade
- ✓ Requires refurbishment
- ✓ Early viewing recommended

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).