



Price/premium £550,000

Ref #3074

Address

Address: 218 Cobham Road

Postcode: KT22 9JQ

Town: Fetcham

Area: Surrey

Location

Located in a busy local parade with easy street parking and amongst a good selection of shops and cafe's, plus a Sainsburys Local supermarket.

Description

Freehold guide price- £550,000.

The property comprises a mid terrace shop with a large split level self contained maisonette above and garden with garage to rear.

The shop has been let on a 15 Year lease from 7th July 2025 at a commencing rent of £20,000 p.a. There are rent reviews at the 5th and 10th anniversary and there is a 6 month rent deposit lodged.

The shop measures approximately 800 sq ft . EPC Rating D.

The maisonette has been let on a two year AST agreement at £1,300 pcm and has recently been redecorated and refurbished with new kitchen, bathroom and carpets.

Approached from the rear rear of the building, the accommodation comprises; Landing 10'5" x 4'10". Lounge/Dining Room 19'3" x 15'2" max' (11' min'). Kitchen/Breakfast Room 12'11" x 10'7". Bathroom/W.C. 7'11" x 6'2". Bedroom 13'3" x 10' with walk in wardrobe 4'10" x 5'8". Bedroom 13'6" x 9'4".

Additionally there is a rear yard and double length garage. The garage is currently vacant.

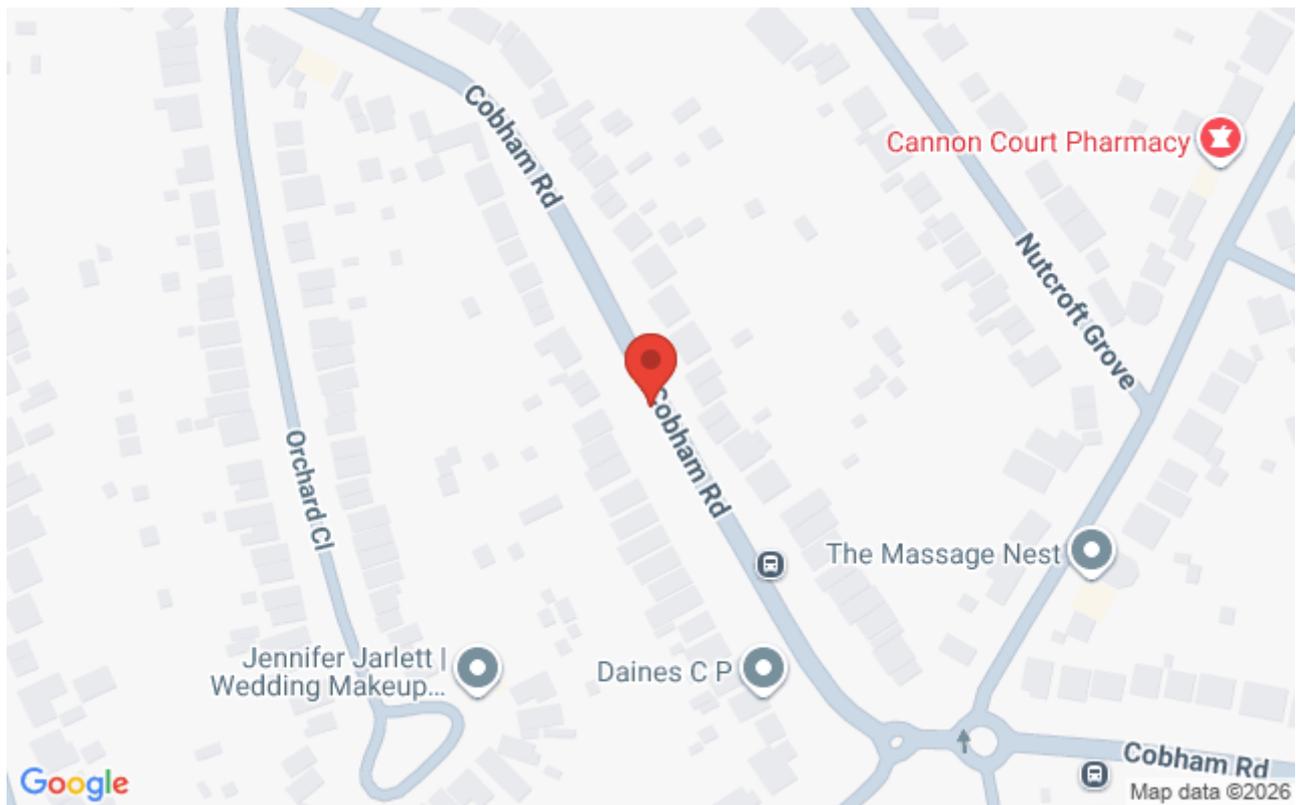
General Information

Tenure:	Freehold
Price/premium:	£550,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V. OF £8,400 for the shop.
Lease details:	15 Year lease from 7th July 2025 at a commencing rent of £20,000 p.a. There are rent reviews at the 5th and 10th anniversary and there is a 6 month rent deposit lodged.

Features

- ✓ Garage
- ✓ Garden
- ✓ Local Parade
- ✓ On street parking
- ✓ Available immediately
- ✓ Freehold
- ✓ Thriving village

Property Map



Important notice

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