



**Price/premium** £285,000

**Size** 740 Square feet

**Ref** #3233

## Address

**Address:** 101 Hare Lane

**Postcode:** KT10 0QX

**Town:** Claygate

**Area:** Surrey

## Location

The property is located in a good secondary parade close to the Co-op and a public car park and with street parking outside also. Claygate is a desirable and thriving village with a main line station at the end of The Parade, just a few minutes walk from the property (Waterloo approximately 30 minutes).

## Description

Freehold investment for sale- business unaffected.

Guide Price - £285,000.

Mid terrace shop with 2 storey flat over (flat sold on long lease).

Shop let to T.C. Medispa, trading as a beauty salon and currently producing £16,000 p.a. rent.

The shop measures approximately 740 sq ft. One rear parking space is demised to the shop and one to the upper flat.

Let on a 15 year effectively F.R.I. lease dated 18th August 2016. There is a mutual option to break on 18th August 2028 and the lease provides for 5 yearly Rent Reviews.

Lease drafted outside of The Landlord & Tenant Act 1954.

Upper Flat arranged over two floors and sold on 999 year lease from September 1996 at a peppercorn ground rent.

EPC Band - D.

Viewings by appointment only- please do not disturb the shop tenant.

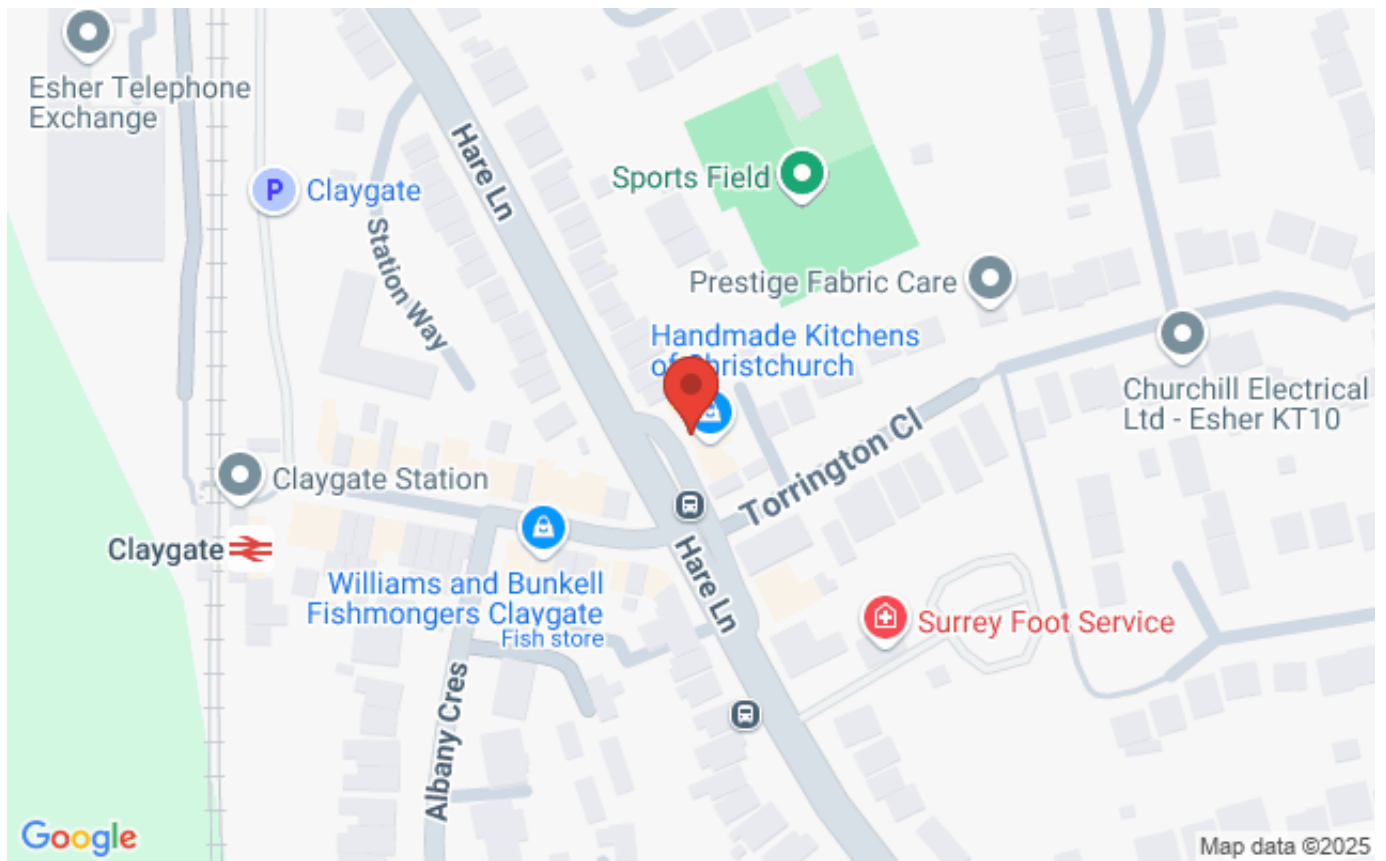
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£285,000
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	The ground floor shop is let on a 15 year effectively F.R.I. lease.

## Features

- ✓ Freehold
- ✓ Fully let investment
- ✓ High street location

## Property Map



## Important notice

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