



Price/premium £775,000 Size 2,028 Square feet Ref #3237

# Address

Address: 62 Portsmouth Road

Postcode: KT11 1HY

Town: Cobham Area: Surrey

## Location

Prominent main road position fronting the Portsmouth Road, which connects Cobham to Esher. Cobham is an affluent town with an excellent range of shops, restaurants, bars and supermarkets. There is parking in front of the parade of shops.

## Description

Opportunity to acquire this freehold investment comprising a lock up shop, land to the front and rear of the shops and thee bedroom self-contained masionette over.

The lock up shop unit measures approximately 586 sq ft in total to include WC and small kitchenette area to the rear. The shop is vacant.

The masionette is accessed from the rear of the property via a communal walkway and measures approximately 1442 sq ft in total. The front door leads to the kitchen and there is a living room/dining room and WC on this level. Stairs lead to the second floor which has two double bedrooms, a single bedroom and bathroom with shower over bath. The maisonette is currently let on an AST agreement at £1,000 pcm. The original tenancy agreement has expired and two months notice would be required.

Parking to the rear is reserved for the flats on a first come first served basis and there is free unallocated parking for the shops at the front of the parade.

Early viewings recommended.

### **General Information**

Tenure: Freehold

Price/premium: £775,000

**Legal fees:** Each party to bear their own

Rateable value: The VOA websites states a R.V. of £5,800 (shop). The

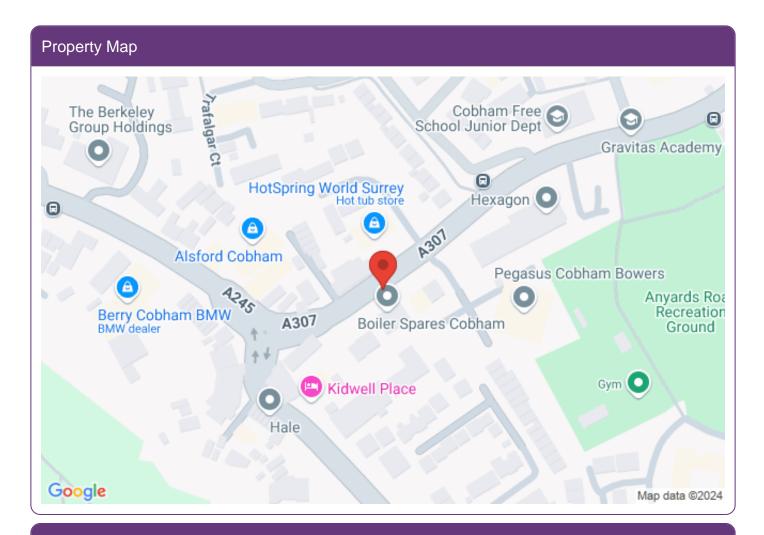
premises should therefore qualify for full SBR relief, subject to

the usual criteria.

#### **Features**

✓ Available immediately
✓ Early viewing recommended
✓ Mixed use investment

✓ Prominent location
✓ Part- vacant possession



## 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).



















