



**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 three bedroom self-contained maisonette 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 maisonette 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

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£775,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website 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

## Property Map



## Important notice

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