



**Price/premium** £335,000

**Size** 800 Square feet

**Ref** #3287

## Address

**Address:** 12 The Parade

**Postcode:** KT10 0NU

**Town:** Claygate

**Area:** Surrey

## Location

Excellent location in this affluent and busy village with it's broad range of independent businesses and Co op supermarket. The village benefits from easy street parking, two public car parks and the main line station at the end of the Parade.

## Description

Of interest to investors or owner/occupiers.

Freehold shop for sale with vacant possession- Guide price £335,000 (upper flat sold on long lease).

A superbly presented shop in this thriving and busy village.

The shop has been in use as a hair salon and will offer a turn key opportunity to anyone wishing to continue with this use. Alternatively many other uses would be suitable under the E use class.

The shop measures approximately 800 sq ft and can also be accessed to the rear via a passageway.

Also available to rent at £25,000 p.a.

EPC band D.

Please view by appointment only and do not disturb the current tenant.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£335,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £18,250, payable at the prevailing rate.

## Features

- ✓ Beautifully presented throughout
- ✓ Close to station
- ✓ Early viewing recommended
- ✓ For sale or to let
- ✓ Public car park nearby
- ✓ Thriving village
- ✓ Viewings by appointment only

## Property Map



## Important notice

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