



**Price/premium** £395,000    **Size** 1,000 Square feet    **Ref** #3299

#### Address

**Address:** 19 Dorking Road

**Postcode:** KT23 4PU

**Town:** Bookham

**Area:** Surrey

#### Location

Bookham offers a wide range of family housing within a thriving community, drawn by excellent schools, leisure amenities, and the appeal of semi-rural living—while still enjoying convenient access to London for commuters. The property is situated on a residential street within a short distance of the local High Street.

## Description

Offers in excess of £395,000- Please view by appointment only and do not disturb the tenants.

This attractive mixed-use freehold investment is fully let and situated in the sought-after residential area of Bookham.

Currently leased to a dog grooming business on a 10-year lease commencing October 2020, the commercial unit generates a rental income of £8,000 per annum. The lease includes rent reviews at the 3rd, 6th, and 9th anniversaries and is drafted inside the Landlord and Tenant Act 1954. The property benefits from convenient off-street parking at the front, available for shop customers. Please be advised that Franklin Commercial have not reviewed the lease. The shop measures approximately 507 sq ft.

The first-floor flat is let separately under an Assured Shorthold Tenancy (AST) at £850 per calendar month. It features a private entrance, offering added privacy and appeal to tenants. The flat features a double bedroom, a spacious front-facing living room, a separate kitchen, and a bathroom, with a total area of approximately 495 square feet.

We are advised that a previous planning application was submitted for the construction of an additional flat to the rear of the premises. Although the application has since lapsed, it may present future development potential subject to renewing the planning permission.

Shop EPC Band - C

Flat EPC Band - D

## General Information

**Tenure:** Freehold

**Price/premium:** £395,000

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

**Rateable value:** The VOA website states a rateable value for the shop of £8,700.

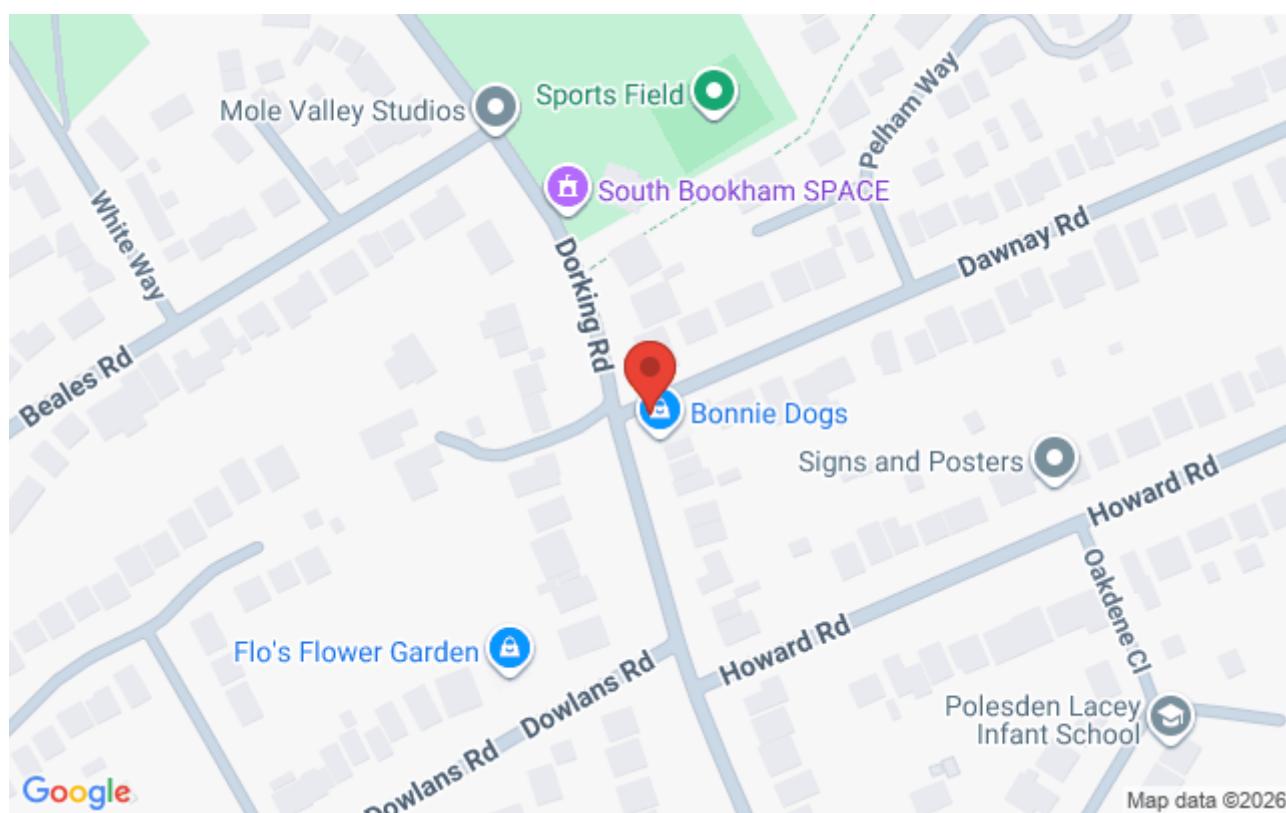
**Lease details:** Flat let on AST agreement. Shop let on 10 year lease from 1st October 2020 (lease not inspected by Franklin Commercial).

## Features

✓ Early viewing recommended      ✓ Demised parking      ✓ Fully let investment

✓ Mixed use      ✓ Residential accommodation      ✓ Viewings by appointment only

## Property Map



## 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).

