



Price/premium £695,000

Rent £13,500 Per annum

Size 1,600 Square feet

Ref #2827

Address

Address: Stamford Cottage, High Street

Postcode: GU23 6AA

Town: Ripley

Area: Surrey

Location

Situated in the heart of delightful Ripley Village amongst an interesting mix of cafes, shops and other established businesses. Quick access to the A3 and M25.

Description

Character mid terrace property arranged over ground and first floors, plus small cellar. The two shops currently intercommunicate with provision for the vacant shop to use the W.C. facility within the hair salon. Access to the first floor flat is from the High St and the vacant shop can also be accessed from within the flat's hallway or a separate door on to the High St (we are advised that gas and water supplies are shared, but there is a separate electricity supply to the flat).

To the rear of the property is a pretty rear garden with a single garage beyond, accessed from Rose Lane. The property is likely to appeal to both owner/occupiers and investors. It is situated in the conservation area and within easy access of local amenities, including Ripley Green and Papercourt Sailing Club. The vacant shop measures approximately 310 sq ft and this currently intercommunicates with the adjacent shop, let to Il Santo hair salon (£13,500 p.a.), which measures approximately 390 sq ft, plus cellar of 105 sq ft.

The upper flat comprises; Reception Room 16'8" min' x 15'3". Fully fitted Kitchen 10' x 8'. Master Bedroom 16'2" x 9'3". Second Bedroom 15'8" x 7' 5". Bathroom/W.C.

The flat has been let on an AST agreement from the 19th March 2021 at a rent of £1,050p.c.m. with a break clause at 6 months.

General Information

Tenure:	Freehold
Price/premium:	£695,000
Rent:	£13,500 Per annum
Legal fees:	Each party to bear their own
Lease details:	One shop is let to a hair salon (Il Santo) at £13,500 p.a. for a term of 9 years from 20th February 2012 with three yearly Rent Reviews. The tenant is a Sole Trader. We understand that the Tenant is seeking to extend their lease.

Features

- ✓ Garden
- ✓ Mixed use investment
- ✓ Part- vacant possession
- ✓ Requires refurbishment
- ✓ Thriving village

Property Map



Important notice

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