



**Price/premium** £340,000

**Size** 1,270 Square feet

**Ref** #2941

## Address

**Address:** 16 and 16a High Street

**Postcode:** KT7 0RY

**Town:** Thames Ditton

**Area:** Surrey

## Location

In the heart of this charming Thames side village within easy walking distance of the Main Line Station and public car park.

## Description

Freehold fully let Investment for sale comprising two shop units.

Both shops (16 and 16a) have recently been let to separate tenants on 3 year leases outside the Landlord and Tenant Act 1954, at rents of £12,000 p.a. each unit.

No 16 provides a total floor area of circa 900 sq ft, which includes a basement of approximately 400 sq ft with good headroom. No 16a measures approximately 370 sq ft.

The upper flats have, we understand, been sold on 125 year leases from March 2000.

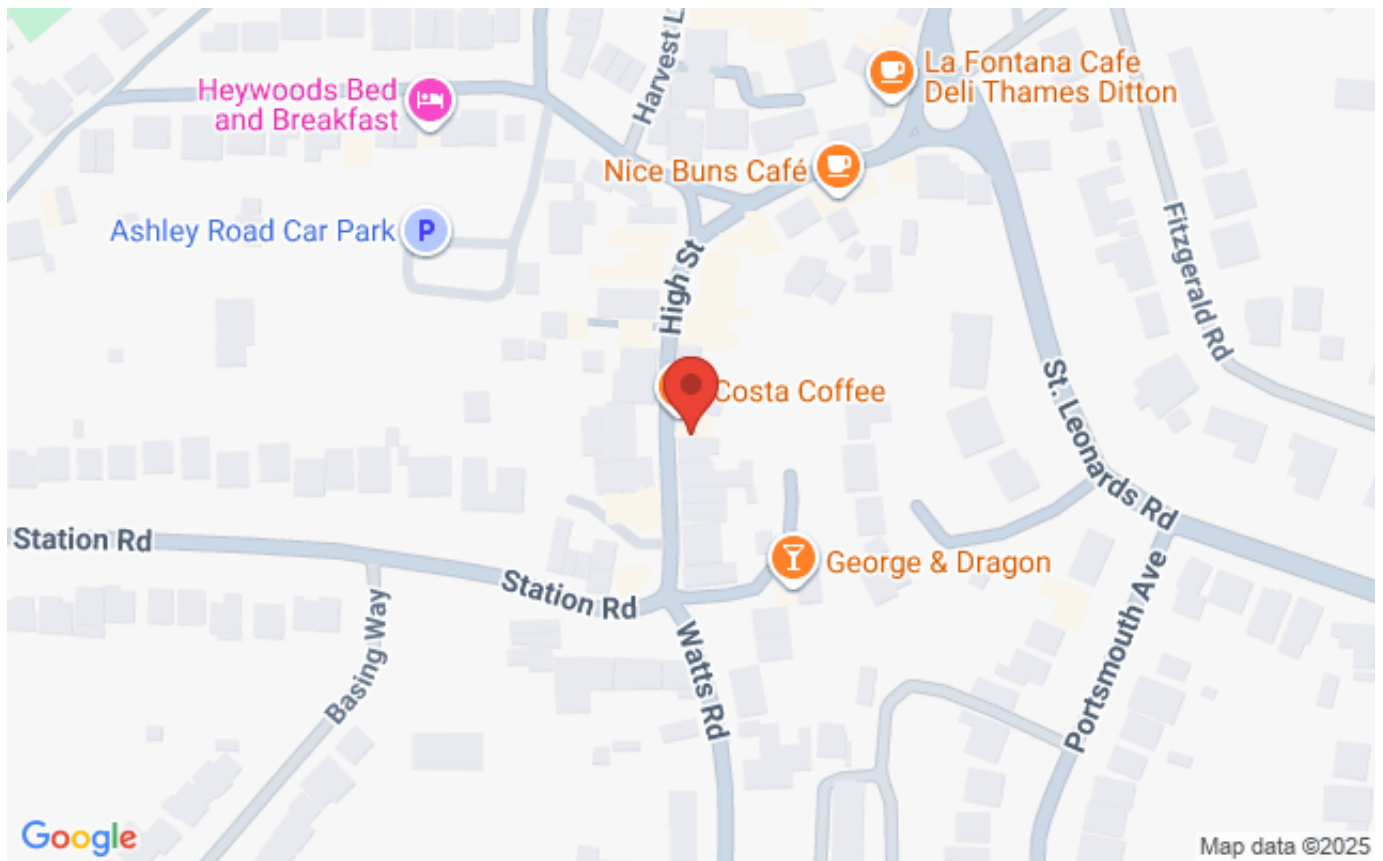
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£340,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £18,650, payable at the prevailing rate.

## Features

- ✓ Character property
- ✓ Close to station
- ✓ Commercial investment
- ✓ Excellent trading location
- ✓ Forecourt
- ✓ Public car park nearby
- ✓ Thriving village

## 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).





