



**Price/premium** £799,500

**Size** 2,568 Square feet

**Ref** #2998

## Address

**Address:** 19 Cannon Grove

**Postcode:** KT22 9LG

**Town:** Fetcham

**Area:** Surrey

## Location

Small parade of shops in a residential location close to Fetcham and Leatherhead.

## Description

Freehold Guide Price - £799,500.

An exciting and rare opportunity to acquire this part vacant freehold with development potential, subject to any necessary consents.

### Ground floor:

The ground floor is occupied by one of our clients and has been a dental practice and laboratory for many years. The business is currently for sale as a going concern and our client will take a new lease back on this part of the property at a proposed rent of circa £20,000 p.a. For business sales information please call us. The ground floor measures approximately 959 sq ft and has a reception area, 3 treatment rooms, sterilisation room, and lab space.

### First Floor flat:

The first floor flat is in good condition and is accessed from the side of the property. The flat comprises a good size living room, separate kitchen, bathroom and large double bedroom. The flat will be vacant on completion and measures circa 525 sq ft.

Rear land Parking - not measured, but providing space for at least 6 vehicles.

### Rear Workshop/Store unit:

The unit measures approximately 647sq ft and is currently occupied by one of our clients. The building will be vacant on completion, or there could possibly be an option of granting a lease back to our client for a few years.

### Rear detached double garage with land behind:

The double garage could lend itself to development subject to planning. It measures approximately 438 sq ft and has a small amount of land to the side and rear.

Title plans available upon request.

EPC band E- surgery.

EPC band G- flat.

Please do not make a direct approach to anyone on site as staff are unaware of the proposed sale.

All viewings should be directed through Franklin Commercial.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£799,500
<b>Legal fees:</b>	Each party to bear their own

## Features

- ✓ Development potential
- ✓ Forecourt
- ✓ Mixed use
- ✓ Neighbourhood parade
- ✓ On-site parking
- ✓ Residential accommodation
- ✓ Garage
- ✓ 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).

















