



Price/premium £725,000

Size 1,700 Square feet

Ref #3028

Address

Address: 4 Manor Road North

Postcode: KT10 0SH

Town: Hinchley Wood

Area: Surrey

Location

Popular parade with a good range of mainly independent occupiers, many of which are long established. Within a few minutes walk of Hinchley Wood Train Station and close to the A3 for fast access to London.

Description

Freehold Guide Price £725,000.

This fully let freehold investment comprises a shop with large self contained maisonette above, large rear garden and two vacant garages to the rear.

The shop is let to The Children's Trust (Company Reg' No 01757875) on a 10 year lease from the 1st June 2018 with a rent review and tenant option to break on the 1st June 2023. The current rent payable is £13,000 p.a. The shop measures approximately 770 sq ft.

The split level Maisonette has been occupied by the same Tenant for some 13 years and comprises 3 good size bedrooms, a living room, separate kitchen and bathroom with separate W.C. It is accessed from the front of the property and there is a large garden to the rear accessed via an external staircase. The flat is now on a periodic tenancy as the AST has expired. The current rent being paid is £995 pcm. Room measurements available on request.

There are two garages to the rear of the garden which are not let out at present and are accessed from the rear service road.

Flat EPC rating - E Shop EPC rating - D

The location of the property is excellent, being set amongst a good range of the local shops in Hinchley Wood, many of which are long established. The Train Station is only a minutes walk away and the A3 is also close by.

Early viewings are recommended. **By appointment only- please do not disturb the tenants.**

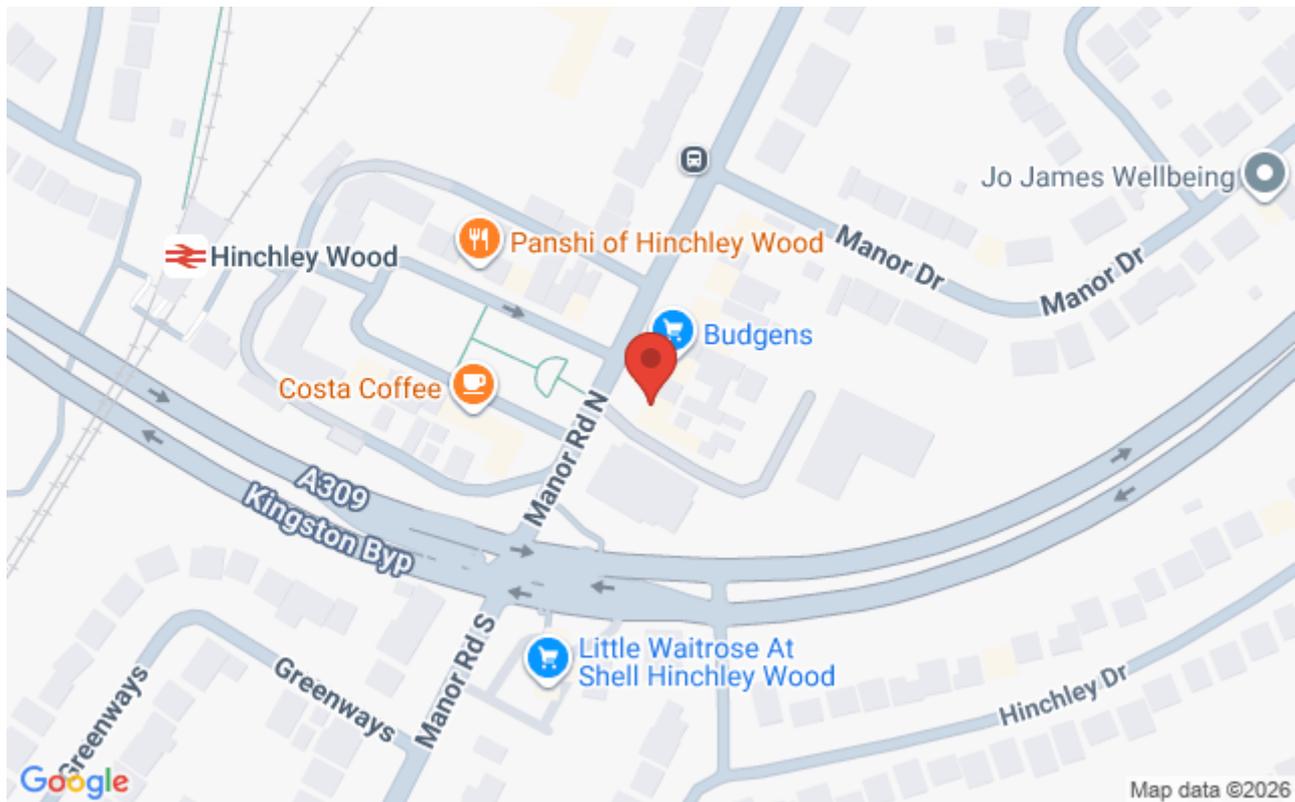
General Information

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|------------------------|--|
| Tenure: | Freehold |
| Price/premium: | £725,000 |
| Rent details: | Flat currently producing £995 pcm. Shop - £13,000 p.a. |
| Legal fees: | Each party to bear their own |
| Rateable value: | The VOA website states a rateable value for the shop of £10,500. |
| Lease details: | The maisonette has been let on an AST agreement to the same person for some 13 years. The shop is let to The Children's Trust on a 10 year lease from the 1st June 2018. |

Features

- ✓ Early viewing recommended
- ✓ Mixed use investment
- ✓ Viewings by appointment only
- ✓ Close to station
- ✓ Favoured location
- ✓ Garden

Property Map



Important notice

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