



Price/premium £875,000 **Rent** £45,600 Per annum + VAT **Size** 4,660 Square feet **Ref** #3062

Address

Address: 17 Lyon Rd

Postcode: KT12 3PU

Town: Hersham

Area: Surrey

Location

Situated on the popular Hersham Trading Estate, only a very short walk from Hersham mainline station, which has a 28 minute journey time to Waterloo. There is a Tesco Local at the end of the estate and a cafe also opposite the station. Hersham centre with Waitrose, Lidl and Costa Coffee is a very short drive or cycle away, whilst junction 10 of the M25 is some 4 miles distant.

Description

Freehold Industrial investment for sale- Guide Price £875,000.00.

The property is let for a 5 year term commencing 16th May 2022 at a rental of £45,600 p.a. + VAT. The lease is drafted outside of The Landlord and Tenant Act 1954 and contains a mutual option to break on the 16th November 2024 at 6 months prior written notice. There is a Rent Review also on 16th November 2024.

The building is semi-detached and of brick construction with two floors of offices to the front, along with male and female toilet facilities, plus a kitchen.

The main single storey warehouse measures 1680 sq ft and has a maximum eaves height to apex of 18'9". There is a further two storey warehouse to the rear of the building and on site parking is provided for 4/5 cars. Central heating & three phase electricity are installed.
Approximate GIA of 4,660 SQ FT.

The property is elected for VAT.

Please view by appointment only and do not disturb the current tenants.

The premises fall within EPC band D.

General Information

Tenure:	Freehold
Price/premium:	£875,000
Rent:	£45,600 Per annum + VAT
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a R.V. of £21,500.
Lease details:	5 years from 16th May 2022.

Features

- ✓ Close to station
- ✓ Commercial investment
- ✓ Freehold
- ✓ Fully let
- ✓ Popular trading estate
- ✓ Viewings by appointment only
- ✓ 3 phase electricity

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).



