



**Price/premium** £750,000

**Size** 2,000 Square feet

**Ref** #3281

## Address

**Address:** 19, 19a, 21 & 21a The Parade

**Postcode:** KT10 0PD

**Town:** Claygate

**Area:** Surrey

## Location

Excellent location in this affluent and busy village with it's broad range of independent businesses and Co op supermarket. The village benefits from easy street parking, two public car parks and the main line station at the end of the Parade.

## Description

Fully let freehold investment for sale- Businesses unaffected.

Guide Price £750,000 excluding VAT- We understand VAT may be payable in respect of No 19, but not 21.

Total current income of £49,900 p.a.

This fully let freehold investment comprises a large coffee shop, a self contained office suite and two upper flats, which are sold on long leases.

The Coffee shop measures circa 1700 sq ft and was refurbished to a high standard by the current tenants when they took occupation in 2017. The premises have an attractive dining area and substantial kitchens. There is a rear yard providing access for deliveries and one parking space. Let on a 15 year lease from 22/12/17 with 5 yearly Rent Reviews and at a current rent of £40,000 p.a. There was a tenant's option to break at the 5th anniversary, which was not exercised. Lease drafted within the Landlord & Tenant Act 1954. EPC Band E. There is a 3 month rent deposit lodged and Director's Guarantee.

The first floor office suite at the rear of No 21 measures circa 300 sq ft and there is an external W.C. This was let on a 2 year lease from the 19th February 2025 at £9,500 p.a. Lease drafted outside the Landlord & Tenant Act 1954. The office is accessed via an external staircase.

Flat 19a sold on a 999 year lease from 19/09/08 at £200 p.a. ground rent.

Flat 21a sold on 125 year lease from 01/01/10 at £200 p.a. ground rent until 2035 and thereafter £400 for the next 20 years.

Claygate is a thriving, affluent area and is home to a broad and interesting range of complimentary shops and restaurants catering for all every day needs and more. Many of these businesses are long established. There is free "on street" parking and public car parks close by. The main line station at the end of the Parade connects with Waterloo in around 30 minutes.

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

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£750,000
<b>Rent details:</b>	Currently producing £49,900 p.a.
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £27,000, from the 1st April 2026, payable at the prevailing rate.

## Features

- ✓ Close to station
- ✓ Corner position
- ✓ Favoured location
- ✓ Freehold
- ✓ Fully let investment
- ✓ Parking close by
- ✓ Thriving village
- ✓ 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).





