



Price/premium £335,000

Size 800 Square feet

Ref #3287

Address

Address: 12 The Parade **Postcode:** KT10 0NU

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

Of interest to investors or owner/occupiers.

Freehold shop for sale with vacant possession- Guide price £335,000 (upper flat sold on long lease).

A superbly presented shop in this thriving and busy village.

The shop has been in use as a hair salon and will offer a turn key opportunity to anyone wishing to continue with this use. Alternatively many other uses would be suitable under the E use class.

The shop measures approximately 800 sq ft and can also be accessed to the rear via a passageway.

Also available to rent at £25,000 p.a.

EPC band D.

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

General Information

Tenure: Freehold

Price/premium: £335,000

Legal fees: Each party to bear their own

Rateable value: The VOA website states a R.V. of £18,250, payable at the

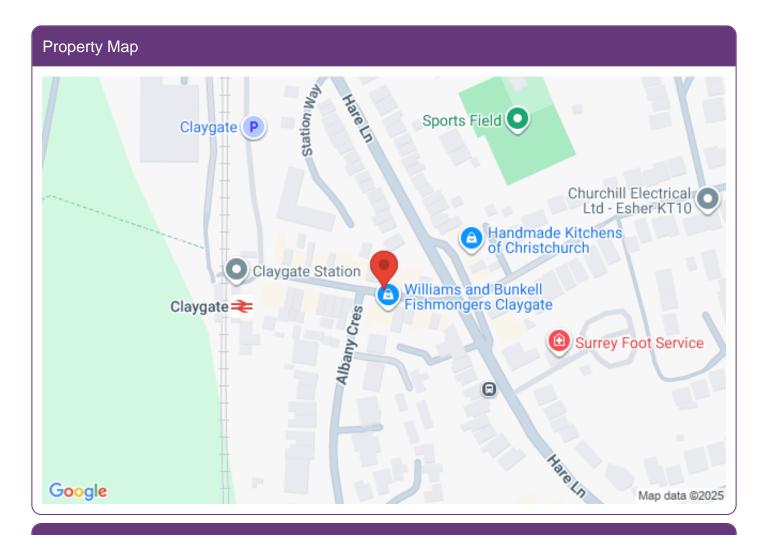
prevailing rate.

Features

Beautifully presented throughout
Close to station
Early viewing recommended

For sale or to let
Public car park nearby
Thriving village

✓ Viewings by appointment only



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).







