

# Gascoignes

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Commercial Agents • Surveyors and Valuers • Development Consultants • Property Managers • Land and Town Planning Consultants

## WELL LOCATED RETAIL INVESTMENT FREEHOLD FOR SALE



**3-4 BISHOPSMEAD PARADE • EAST HORSLEY • NR. LEATHERHEAD • SURREY • KT24 6RT**

### LOCATION:

The premises are situated in a secondary parade set back from the main road.

East Horsley is a prosperous west Surrey village that provides day-to-day shopping facilities with a good selection of both state and private schools close by.

Transport links are excellent with the nearby A3 giving access northbound to Guildford (6 miles), London (30 miles) and the M25 London Orbital Motorway. East Horsley provides a commuter service to London (Waterloo in approximately 45 minutes) whilst both Heathrow and Gatwick airports are within easy reach.

**Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU**

**Tel: 01483 538131**

**Fax: 01483 557549**

**WEBSITE: [www.gascoignes.com](http://www.gascoignes.com)**

**EMAIL: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

### 3-4 BISHOPSMEAD PARADE • EAST HORSLEY • NR. LEATHERHEAD • SURREY • KT24 6RT

**DESCRIPTION:** The subject property is arranged to provide a double unit located at the end of the parade being of brick construction with a hipped and pitched tiled covered roof albeit the First Floor Flats (with rear access) have been sold off on long Leases.

**ACCOMMODATION:** [all areas approx.]  
**Ground floor -** 1,250 sq ft approx  
**Flat 3a -** Sold off on Long Lease  
**Flat 4a -** Sold off on Long Lease

NOTE: Zoned Floor areas available upon request

**LEASE DETAILS:** The ground floor property is let to Whitbread & Company plc but has subsequently been sub-let to DebRA a Registered Charity [www.debra.org.uk]. The Lease is dated 1st March 1991 and is held for a term of 20 years from 1st March 1991 on full insuring and repairing terms. Rent Reviews are five yearly and the current rent is £18,000 per annum exclusive.

**PRICE:** **£325,000.00** to reflect a **Gross Initial Yield of 5.55% approx.**

**VAT:** There is no VAT payable

**RATES:** [see also: [www.voa.gov.uk](http://www.voa.gov.uk)]

Rateable Value : £12,250 *Shop and Premises*

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWING:** Strictly by prior appointment through the **Sole Agents:**

**Contact:**  
**Andrew Russell**  
[andy@gascoignes.com](mailto:andy@gascoignes.com)



**Tel: 01483 538131**

**NOTE:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.