Offices, Retail, Investments, Development (Land & Buildings)
FOR SALE

CURCHOD&CO

278 Woodham Lane

New Haw, Surrey, KT15 3NT

Rare opportunity to acquire a freehold commercial premises

1,532 sq ft

(142.33 sq m)

Price: £495,000

- Close to village centre with all amenities
- Free parking on all surrounding roads
- Self contain first floor accommodation
- Car parking for up to 8 vehicles
- Sold with vacant possession
- Immediately available with no onward chain

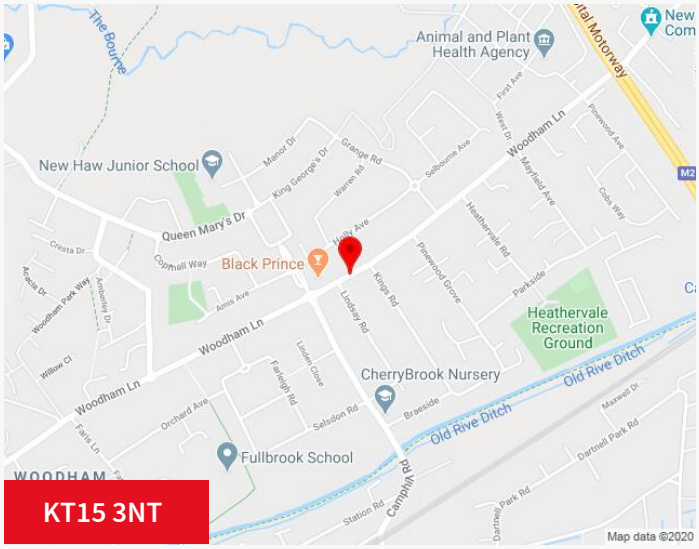
278 Woodham Lane

New Haw, Surrey, KT15 3NT

Location

The building is located on Woodham Lane, close to its junction with Scotland Bridge Road and The Broadway, which is the main shopping parade.

Road communications are excellent with Junction 11 of the M25 within a short drive together with the A3 at Cobham and Send.



Description

The property comprises a two storey end of terrace building with retail/offices on the ground floor and further self contained offices on the first floor accessed from the rear of the building. The ground floor accommodation comprises two offices, store room and male/female wc facilities.

The first floor offices comprise a kitchenette, bathroom and three rooms. We understand the configuration has not changed since it was occupied as a 2-bed flat.

To the rear of the building is a detached storage unit accessed via a private driveway with hardstanding for circa 4 vehicles. In addition, the property provides parking for 2 vehicles to the front.

Accommodation

Description	Sq ft	Sq m
Ground Floor Shop	576	53.51
First Floor Offices	406	37.72
Rear Storage Unit	550	51.10
Total Area	1,532	142.33

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.

Energy Performance Certificate (EPC)

An Energy Performance Certificate has been commissioned and will shortly be made available.

Rates & Charges

Business Rates

Rates Payable: £4,713 per annum

(based upon Rateable Value: £9,600 and UBR: 49.1p)

The property should qualify for 100% Small Business Rate Relief. For further information contact Runnymead Borough Council.

EPC

Available on request

Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

Gary Whitaker (Curchod & Co)

t: 01932 823610

e: gwhitaker@curchodandco.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 01/03/2020

LE FRAGILE