

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



DEVELOPMENT/INVESTMENT/OCCUPATION OPPORTUNITY

62 Portsmouth Road,
Cobham,
Surrey,
KT11 1HY



FREEHOLD SHOP WITH 3 BEDROOM, SELF CONTAINED MAISONETTE OVER, PLUS THE FREEHOLD OF THE CAR PARK ACCESS AND AMENITY AREAS OF THE WHOLE SITE.

Description: The property comprises a lock up shop with a three bedroom, self contained maisonette over, constructed in the late 1960's early 1970's of brick, part rendered elevation under a pitched and tiled roof.

The freehold also includes the whole site, save only for the land upon which the other three shops stand. Various rights exist for the other properties on site, details available upon request.

Situation: The property occupies a very prominent main road position fronting the main Portsmouth Road connecting Cobham to Esher. The A3 is about 500 yards and the M25 about 1 mile at Junction 10. Cobham is a thriving, wealthy small town with a strong high street and the main supermarket being Waitrose.

Accommodation:

Description	Measurements	Sq ft/ sq m (approx. measurements)
<p>Shop</p> <p>Including kitchenette and WC. Gas central heating. Rear access and timber lean to store. Communal parking to front.</p>	16'2 x 36'1	586 / 54
<p>Maisonette</p> <p>Approached from the rear over the communal walkway. Small area of outside space.</p>		
<p>Front door to entrance hall.</p> <p>Kitchen/cloakroom/living dining room.</p> <p>Net area</p>	16'2 x 26'5	428 / 40
<p>Second floor: 3 bedrooms, bathroom, access to loft space.</p>	16'2 x 26'5	428 / 40
<p>Total:</p>		<p>1442 / 134</p> <p>plus loft space.</p>

Outside: The freehold extends to the whole site as shown on attached plan.

Rateable Value: £5,800. Full small business rate relief is available although we advise that you make your own enquiries with WBC

EPC Rating: To be advised



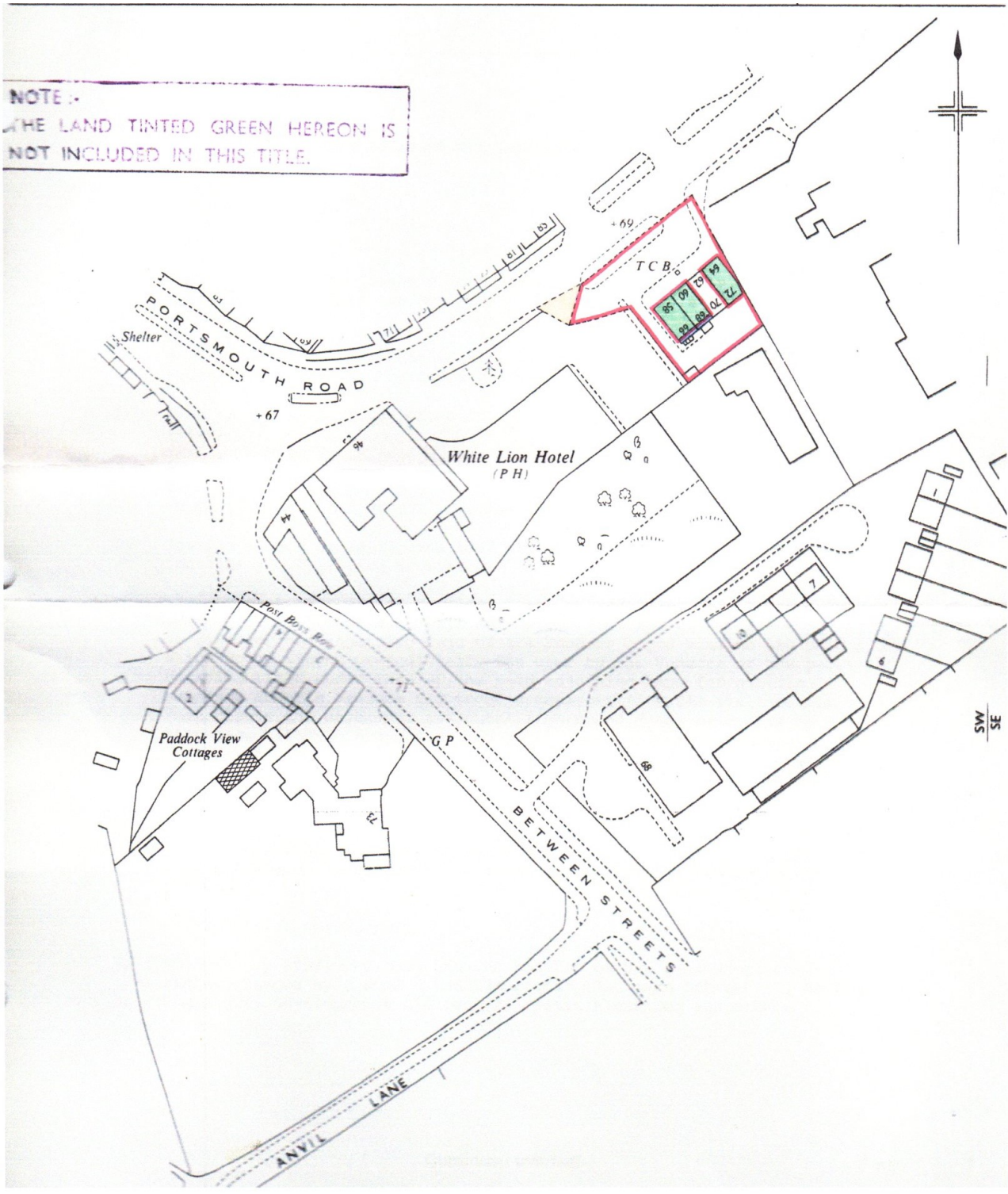
(rear of 62 Portsmouth Road, Cobham)

Costs: Each party bears their own legal fees.

Price: £775,000 STC NO VAT.

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

NOTE :-
THE LAND TINTED GREEN HEREON IS
NOT INCLUDED IN THIS TITLE.



Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.