



40-44 Station Road East, Oxted, Surrey RH8 0PG

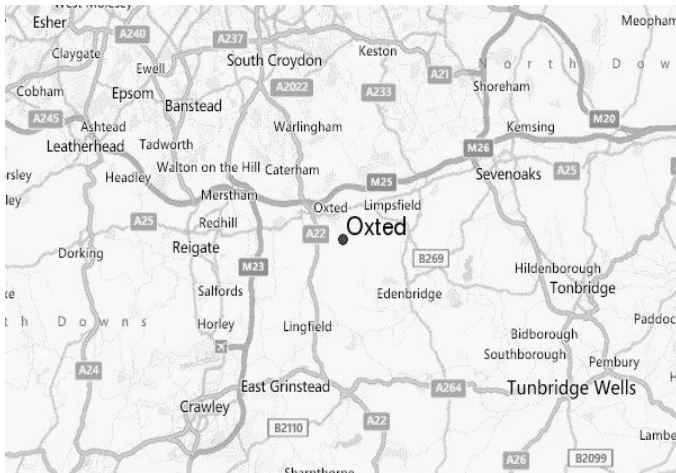
**Howard
Cundey**

40-44 Station Road East, Oxted, Surrey RH8 0PG

Town centre mixed use commercial investment, comprising two ground floor retail units, eight office suites and parking for six cars to the rear.

- Rare opportunity to acquire a freehold investment property in the centre of Oxted
- Mixed use building
- Six car parking spaces
- Prominent town centre location
- Affluent town and one of Britain's top 20 richest towns
- Mainline station with services to central London
- 4 Miles to Junction 6 of the M25
- Opportunities for further asset management
- Price on Application





LOCATION

Oxted is an affluent town located just outside the M25 in the Tandridge District of Surrey and has a resident population of approximately 6,200 (as at 2012) and a Tandridge District population of 83,700 (as at 2012). The town is close to the border of Kent and the London Borough of Bromley and within close proximity of the M25 and M23 motorways. Oxted is approximately 20 miles to the south of Central London and lies on the A25 which runs between Guildford, Surrey and Platt, Kent. Access to the M25 can be found at both Godstone (Junction 6) a distance of approximately 4 miles and Sevenoaks (Junction 5) a distance of approximately 8 miles. The property is situated on the High Street, central to all amenities, which include a Waitrose, Library, Cinema, Cafes, and Restaurants along with many small independent boutique shops and the mainline railway station. Mainline railway services are available to both London Victoria and London Bridge stations with the quickest journey time of approximately 38 minutes.

DESCRIPTION

A three storey town centre period building with traditional brick elevations with retail frontage linking to a modern four storey extension to the rear with under croft parking. Vehicular access is via the shared service road that passes to the rear of Boots.

ACCOMODATION

Over three floors, the retail units are split level making use of basement and upper ground floor areas and the office suites are contained within the upper parts of the original building and modern extension to the rear.

FLOOR AREAS

The property has a total net internal area of 454.21 sq m (4,889 sq ft) as per the schedule attached.

RENTS AND LEASES

The property currently has one office vacant, whilst the other offices and shops are occupied, producing a net income of £82,681 per annum*. Further details on request.

*Approximate net rent based on the average last 3 years outgoings.

GUIDE PRICE

Price on Application.

VAT

We understand that VAT is payable on the purchase Price.

BUSINESS RATES

40 Station Road East	RV £8,900
42 Station Road East	RV £14,000
First Floor 42a Station Road East	RV £10,000
Second Floor 42a Station Road East	RV £7,200
Third Floor 42a Station Road East	RV £6,400
44 Station Road East	RV £7,000

Point of reference www.voa.gov.uk. All enquiries to Tandridge District Council 01883 722000.

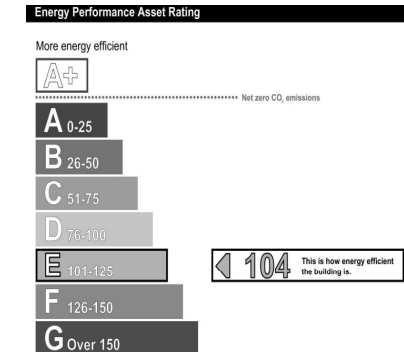
LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by appointment with sole agents Howard Cundey.

ENERGY PERFORMANCE CERTIFICATE



The full EPC is available on request.

IMPORTANT NOTICE: Howard Cundey, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Howard Cundey have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SKETCH ROOM LAYOUTS - FOR
IDENTIFICATION ONLY - Measurements
and location of rooms, windows, doors etc is
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FLOORPLAN TO FOLLOW

Oxted 01883 719100
howardcundey.com

Biggin Hill | Bletchingley | East Grinstead | Edenbridge | Forest Row
Lingfield | Oxted | Reigate | Tonbridge | Tunbridge Wells | Mayfair

