



**199 Godstone Road,
Whyteleafe, CR3 0EL**

**Freehold Class E premises /
Office (Flat sold on long lease)**

FOR SALE

PROPERTY SUMMARY

- Freehold Class E premises / Office
- Potential to use commercial unit for a variety of uses
- Flat sold on long lease with 75 years unexpired
- Prominent main road (A22) location
- On street parking and public car park close by
- Ground Floor 441 sq.ft plus external stores
- Virtual freehold price (Commercial unit only) £159,950
- Freehold price (Commercial unit & Flat) £174,950

LOCATION

The premises are situated in the heart of Whyteleafe Village, occupying a prominent location fronting the A22 Godstone Road. Whyteleafe benefits from a good range of local shops, restaurants, pubs and other amenities including a Post Office. Whyteleafe also benefits from excellent road and rail connections with Junction 6 of the M25 close-by at Godstone. Whyteleafe and Upper Warlingham Railway Stations are within walking distance providing regular services to Croydon and London.

DESCRIPTION & ACCOMMODATION

The property is currently arranged to provide a front office / retail area with a partitioned rear office and has been fitted out to a good standard with carpet tiles, suspended ceiling, LED lighting, double glazing, perimeter trunking, modern toilet and electric radiators. The property also benefits from useful external storage provided by two timber stores, both with an electrical supply. The accommodation and net internal floor areas are as follows:-

- Ground Floor 441 sq.ft (41.0 sq.m)
- External stores 79 sq.ft (7.3 sq.m)

TERMS & POTENTIAL

The freehold is available for £174,950 with vacant possession of the ground floor office / Class E premises.

The flat above is sold off on a 99 year lease from 24 June 2000 at a current ground rent of £50 per annum, increasing to £75 per annum from March 2045. Accordingly, there are just under 75 years unexpired with potential for a valuable lease extension.

Alternatively, just the ground floor commercial unit is available on a 999 year lease at a peppercorn ground rent at a figure of £159,950.

Subject to contract

VAT We understand that VAT is not applicable to the sale price.

RATES

The 2023 Rateable Value in respect of the ground floor commercial unit is £7,900. The current UBR is 49.9 pence in the £. **Small business rates relief may be available.** For further information in this regard please contact Tandridge Council.

EPC The ground floor commercial premises has an EPC Rating of C (57)

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

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