



**30 Station Approach, Tadworth
KT20 5AH**

**Freehold Retail & Ground
Rent Investment**

FOR SALE

INVESTMENT SUMMARY

- **Freehold retail and ground rent investment in affluent location**
- **Short distance from Tadworth Station**
- **Ground Floor retail unit let on a 20 year lease until 27 October 2039**
- **Shop rent £18,000 per annum**
- **Flats at 30a and 30b sold off producing a ground rent of £100pa**
- **Potential to extend Flat 30A lease (65 years unexpired)**
- **Freehold price £250,000 (subject to contract)**

DESCRIPTION

Attractive retail and ground rent investment. The ground floor retail unit is let to Nash Cleaning Ltd, trading as Simply Dry Cleaners, and has been fitted out to a good standard, together with a utility area and WC. The shop has a net internal area of 668 sq.ft together with a rear utility room of 80 sq.ft. The property benefits from rear access and three parking spaces, one allocated to the shop and one to each of the flats.

TENURE

Freehold

SALE PRICE & POTENTIAL

£250,000 for the freehold, subject to contract. The lease in respect of Flat 30A has only 65 years unexpired giving potential for a valuable lease extension.

VAT

VAT is not applicable.

LOCATION

The premises occupy a well-established retail location in Tadworth, with a range of occupiers in the vicinity. Other occupiers close by include Day Lewis Pharmacy, Specialist Pools, Castaways Travel and Hartleys Off-licence.

Tadworth benefits from good road and rail links, accessible via the A217. Tadworth Station is approximately 0.1 mile to the North of the property, and Station Approach is well served by local bus services.

LEGAL COSTS

Each party is to pay their own costs.

EPC

This property has an EPC Ratings of A (22)

For further information or to arrange a viewing please contact:

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ACCOMMODATION & TENANCY SCHEDULE

| Address | Accommodation | Tenant | Term | | Rent (PA) | Rent review | Repair & Insurance | Other |
|---------------------------|---|---|--|------------|------------|-------------|--|---|
| | | | Start | Expiry | | | | |
| 30 Station Approach | Retail Area - 668 sq.ft Utility Room - 80 sq.ft 1 Parking space | Nash Cleaning Limited t/as Simply Dry Cleaners | 28/10/2019 | 27/10/2039 | £18,000 | 18/10/2024 | Full Repairing & Insuring in respect of the ground floor | Lease inside Landlord & Tenant Act 1954. The tenant break option effective 28/10/2024 has not been activated. A deposit of £4,500 is held under a Rent Deposit Deed. |
| Flat 30A Station Approach | | | Sold off on a lease for a term of 99 years from 24 June 1990 | | £100 | | | 65 years unexpired. Potential for lease extension |
| Flat 30B Station Approach | | | Sold off on a lease until 23 June 2179 | | Peppercorn | | | |

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