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BARBER SHOP

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FREEHOLD MIXED USE MEDICAL & RETAIL INVESTMENT WITH RENTAL GROWTH POTENTIAL

Offers Invited in Excess of £360,000 / 9.54% Producing £35,659 pa

26 & 26A CHURCH ROAD, GREAT BOOKHAM, SURREY KT23 3PW

FOR SALE

INVESTMENT SUMMARY

- Great Bookham is a suburban village in Surrey, 2.8 miles southwest of Leatherhead.
- The property is a semi-detached building arranged over ground and first floors.
- Mixed use medical and retail investment with rental growth potential.
- Dentist surgery on site since 1980.
- Let to an individual operating as a barbers and Excellence in Dentistry Ltd at a total rent of **£35,659 pa.**
- Offers are invited in excess of **£360,000.**
- A purchase at this level shows a net initial yield of 9.54%.

LOCATION

Church Road comprises a local retail parade within a residential area. The retail offering includes Tesco Express, Co-Op, Rawlings Opticians, Boots Pharmacy and a range of independent occupiers.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor - Barbers	29.02	312
Ground Floor - Dentist	27.93	301
First Floor - Dentist	41.92	451
TOTAL	98.87	1,064

Approximate net internal areas.

TENURE

The interest in the property is freehold, held under Title Number, SY92122.

EPC

EPCs can be found in our Data Room.

DESCRIPTION

The property is a semi-detached building with part brick faced and part tile hung elevations under a pitched roof, arranged over ground and first floors. Part of the property has operated as a dentist since 1980.

LETTINGS

Part of the ground floor is let to an individual trading as Heads Up barbers shop on a 12 year FRI lease, inside the Landlord & Tenant Act 1954, from 22/10/2022 at a rent of £9,000 per annum. There is an upwards-only open-market rent review 22/10/2026.

Part of the ground floor and all of the first floor is let to Excellence in Dentistry Ltd on a 12 year FRI lease inside the Landlord & Tenant Act 1954, from 24/06/2016 at a rent of £26,659 with RPI rent reviews, and due for renewal in March 2028.

TOTAL INCOME now is therefore **£35,659 pa.**

DATA ROOM

Further information including title documents and lease can be found – [Click here](#).

ANTI-MONEY LAUNDERING

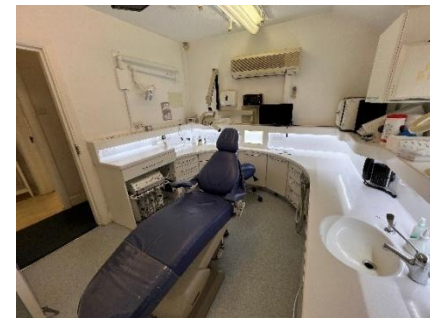
Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

VAT

The property has not been elected for VAT, and VAT will not be chargeable on the sale.

PROPOSAL

Offers are invited in excess of **£360,000**, subject to the existing lease. A purchase at this level, after allowing for normal purchasers' costs, will show an initial yield of 9.54%.



VIEWINGS – 020 8662 2700

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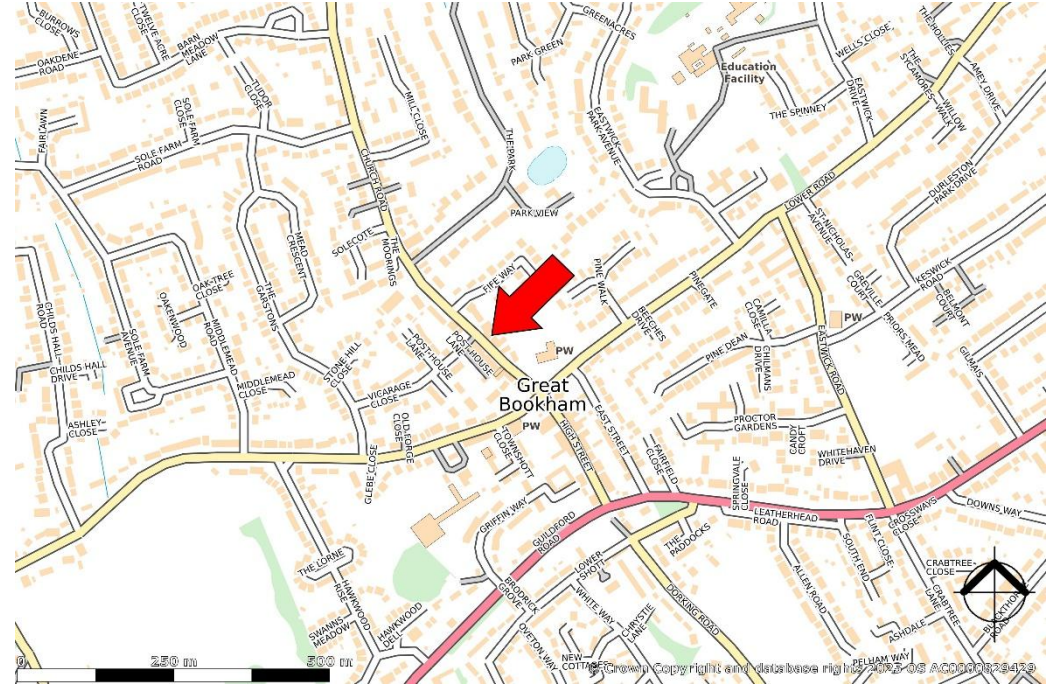
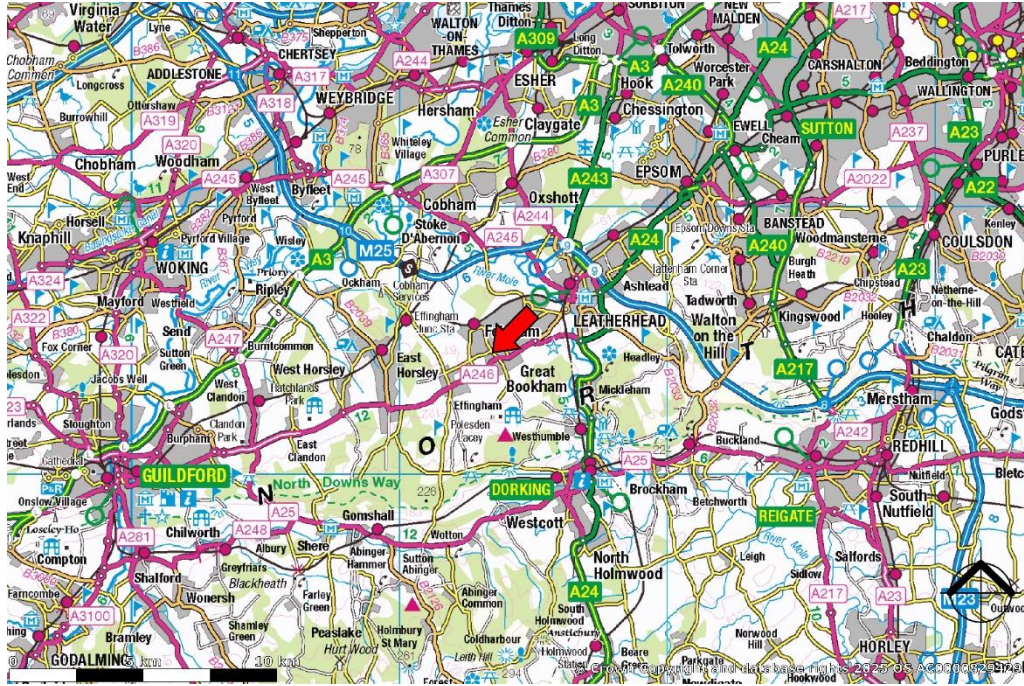


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