franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £12,000 **Rent** £12,000 Per annum **Size** 280 Square feet **Ref** #3385

Address

Address: 48 High Street
Postcode: KT22 8AJ
Town: Leatherhead
Area: Surrey

Location

Situated at the top end of the High Street close to many multiples and an interesting range of independent traders.

Description

Premium: £12,000 to include lease, goodwill, fixtures and fittings. (Stock at valuation)

An excellent opportunity to acquire a charming and well-presented coffee shop unit situated in Leatherhead Town Centre.

The premises are currently operating as a coffee shop and are fully fitted for the trade, providing a genuine turnkey opportunity for an incoming occupier to commence trading immediately with minimal additional outlay. The property benefits from both internal seating and an attractive external seating area, enhancing its appeal and customer capacity.
Please note the cappuccino machine is not included in the sale.

Energy Performance Certificate Rating: E.

Early viewings are highly recommended to fully appreciate the opportunity on offer.

General Information

Tenure:	Leasehold
Price/premium:	£12,000
Rent:	£12,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £13,500, payable at the prevailing rate.
Lease details:	Lease expires end July 2028. We understand that the Landlord may grant a new lease now (to be negotiated).
Trading hours:	Monday - Saturday 7:30 - 15:00 Sunday - 9:30 - 15:00
Employees:	We have been advised that all staff members are self employed.

Features

- 'E' Use class
- Al Fresco seating
- Business sale
- Early viewing recommended

Property Map

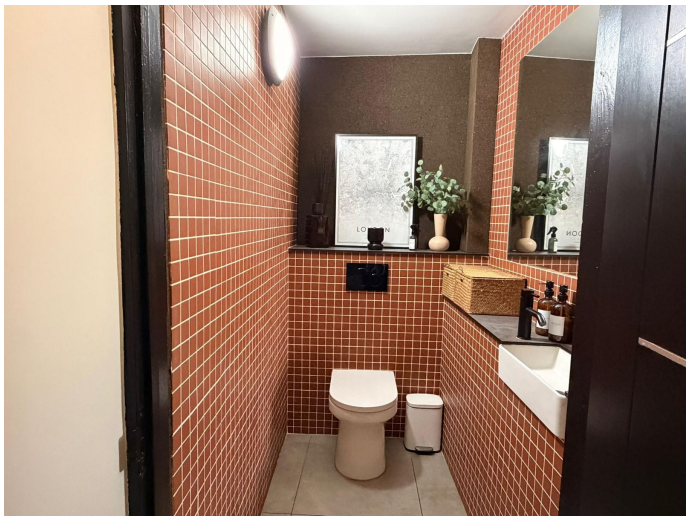
Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

THE STOP
LEATHERHEAD



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