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CLASS E PREMISES, WITH 2-BED MAISONETTE - FREEHOLD FOR SALE

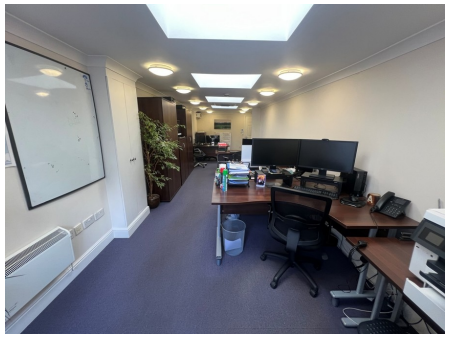
- Full vacant possession offered
- Guide Price: £450,000

2 The Parade, Brighton Road, Burgh Heath, Tadworth, Surrey KT20 6AT

Key Features - Ground Floor

- Air conditioning
- Intruder alarm
- Carpeting throughout
- Electric heating throughout
- Ladies/gents/disabled WC facilities
- Kitchenette
- Rear parking accessed via a service road from Canons Lane

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The three storey mid-terraced property is of traditional brick construction, beneath a pitched tiled roof, with loft conversion, forming part of a parade of similar premises.

Location

The property is located on the eastern side of the A217 (Brighton Road), opposite the junction with the A240 (Reigate Road).

Accommodation

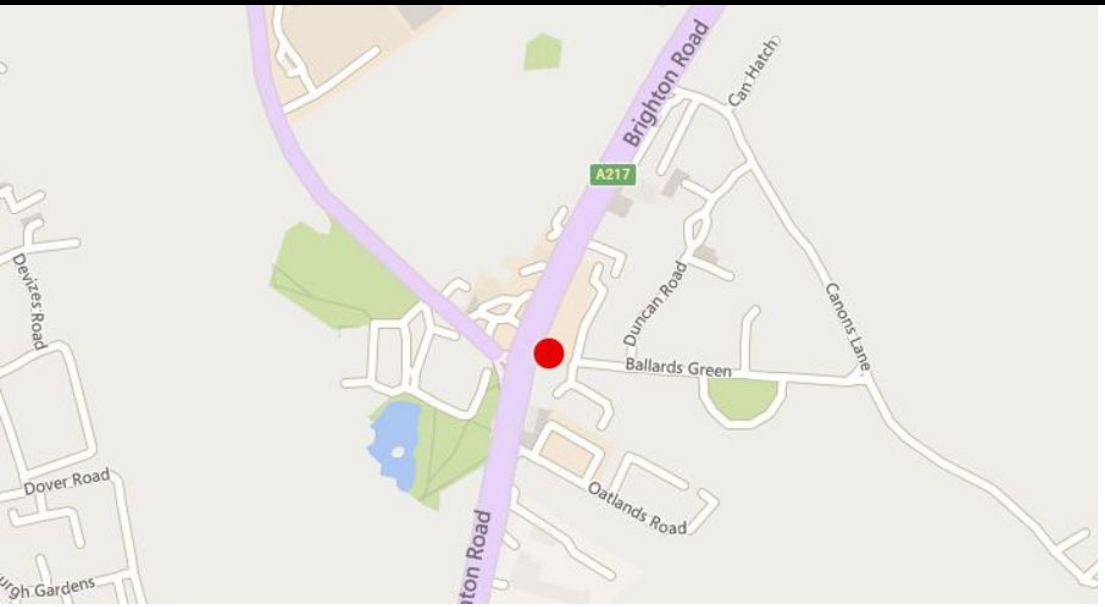
The premises have the following approximate floor areas.

Commercial Area	Sq Ft	Sq M
Ground Floor Class E Premises	528	49.05
Total Net Internal Floor Area	528 Sq Ft	49.05 Sq M

Self-Contained Maisonette	Sq Ft	Sq M
Lounge Diner	178	16.54
Kitchen	55	5.11
Bathroom	52	4.83
Bedroom 1	169	15.70
Bedroom 2	102	9.48
Total Net Internal Floor Area	556 Sq Ft	51.66 Sq M

In addition, the premises benefit from car parking to the rear, which is accessed via a service road from Canons Lane.

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are available Freehold for sale with full vacant possession.

Price

£450,000

Rates

According to the Government website the property has a 2026 Rateable Value of £4,800. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for the commercial element of the property is C (61). The maisonette has a rating of D (56).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

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020 8401 1000
www.centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

Virtual Tour: Please click here

Centro Commercial Limited believe these particulars are correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and formal contract.