

DETACHED MIXED USE BUILDING FOR SALE

COBRA HOUSE, 27 HIGH STREET, THAMES DITTON, SURREY KT7 0SD

GROSS INTERNAL AREA 156.3 SQ. M (1683 SQ FT) APPROX

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



- **GROUND FLOOR COMMERCIAL**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E**
- **FIRST FLOOR RESIDENTIAL FLAT**
- **TWO BEDROOMS**
- **LIVING/DINING**
- **OPEN PLAN KITCHEN**
- **BATHROOM/WC**
- **BALCONY**
- **LARGE LOFT SUITABLE FOR CONVERSION, SUBJECT TO PLANNING**
- **GATED COURTYARD WITH TWO PARKING SPACES**

LOCATION

The property is located in Thames Ditton village, approximately 2.5 miles from Esher and 1.5 miles from Hampton Court, Surrey. Kingston upon Thames is approximately 3 miles.

The village has a number of restaurants, coffee bars and pubs and there is a post office and village shop in close proximity. The River Thames is within easy reach with its riverside restaurants and pubs.

Thames Ditton station is under half a mile with a direct line to Waterloo and the City via Surbiton station.

DESCRIPTION

The premises comprises a 10 year old detached mixed use building with glazed frontage to the commercial premises. The ground floor currently provides a front studio/retail/office area with two rooms to the rear and disabled WC facility with shower.

There is separate access to the first floor flat comprising two bedrooms, en suite bathroom and separate WC, and living / dining area with an open plan kitchen. There is a large loft, which subject to planning, could be converted into additional accommodation.

The rear-gated courtyard provides parking for two cars.

ACCOMMODATION

The property has the following approximate gross internal floor areas:

	SQ. M	SQ. FT
Ground Floor	78.2	841
First Floor	78.2	841
TOTAL	156.3	1682





BUSINESS RATES AND COUNCIL TAX

2017 Rateable Value £14,750

For confirmation of rates payable please contact the business rates department of the London Borough of Elmbridge.

Council Tax: Band C

ENERGY PERFORMANCE RATING

Energy Rating: C80

A copy of the certificate is available upon request.

TENURE

Freehold with vacant possession.

LEGAL COSTS

Each party are to pay their own legal costs incurred in this transaction.

PRICE

£845,000

VIEWING

Strictly by appointment through Sole Agents.

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Approximate Gross Internal Area
1683 sq ft / 156.3 sq m

