

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

33.6 SQ. M (362 SQ. FT) APPROX.

4 CRITERION BUILDINGS, PORTSMOUTH ROAD,
THAMES DITTON KT7 0SS



www.snellers.com

020 8977 2204

- VACANT FREEHOLD
CLASS E PREMISES
- SUBJECT TO LONG
LEASEHOLD OF THE
UPPER PARTS

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located in Thames Ditton in the Borough of Elmbridge approximately 11.8 miles southwest of the centre of London.

Situated in a tertiary neighbourhood parade of shops with residential upper parts, other retailers include a patisserie, beauty salon, barbers, convenience store, dry cleaners and the nearby Ferry Public House.

The parade is on the Portsmouth Road which connects to Surbiton and Kingston upon Thames to the east and Esher and Cobham to the west.

Thames Ditton railway station is approximately 0.7 miles which connects to London Waterloo with a travel time of approximately 36 minutes.

PRICE

Offers in the region of £195,000 for the Freehold interest.



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

DESCRIPTION

The property comprises a mid-terrace ground floor retail premises with a residential flat to the remainder of the rear ground floor, rear yard, garage and two upper floors which is accessed from the rear and subject to a long lease at a ground rent.

The vacant ground floor commercial premises provides a retail area, kitchen and WC.

TENURE

FREEHOLD subject to a long lease of the flat granted from 25th December 1985 for a term of 125 years and therefore approximately 87 years remaining.

The lease was subject to a deed of variation dated 25th July 2022 which varied the demise to include part of the ground floor to the rear and the rear yard, as well as a single storey garage.

The ground rent pattern is currently £100 per annum and subject to review on the 26th December 2038 to £150 until 25th December 2063 and £200 until 25th December 2088 and £250 thereafter until the expiry of the term.

ACCOMMODATION

The property has a total approximate net internal floor area of:-

33.6 sq. m (362 sq. ft)

BUSINESS RATES

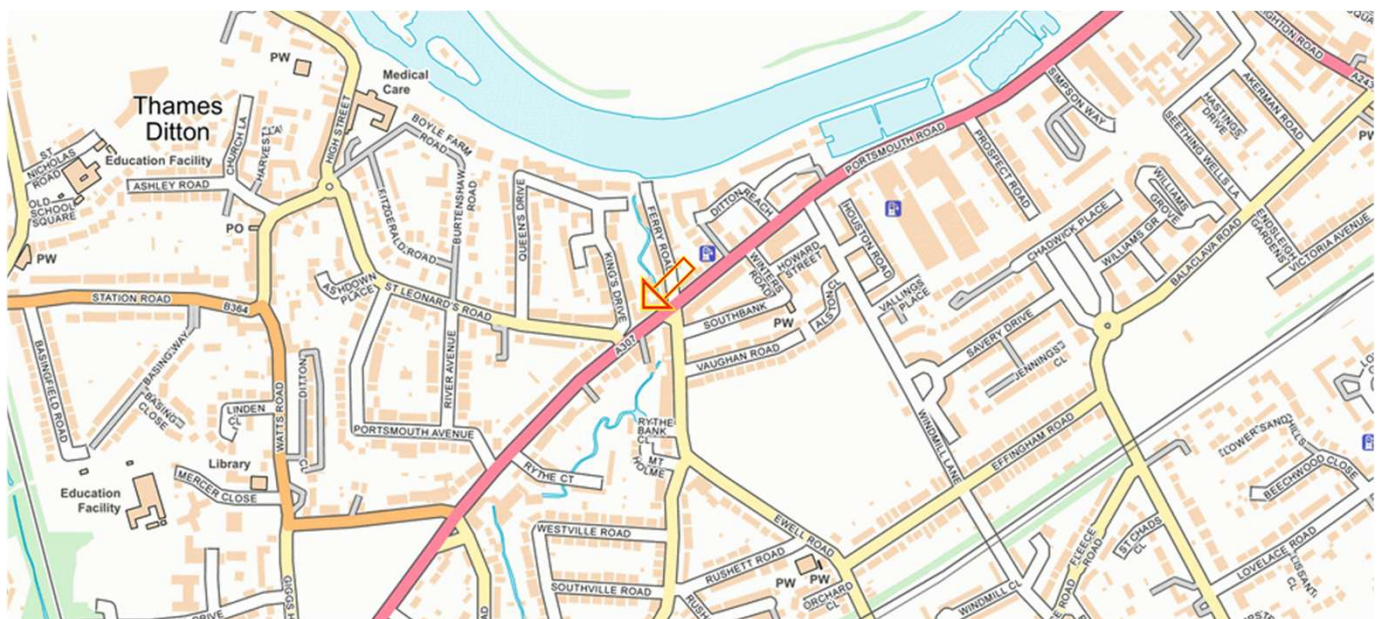
Rateable Value: £9,200

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

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com



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