

## Brighton Road Tadworth, Surrey KT20 6AT

An opportunity to acquire a substantial Freehold building located in a prominent position currently used as a takeaway on the ground floor. To the first floor there are split level offices. The property offers spacious accommodation over three floors to an impressive 3915 sq ft and could be considered for part residential conversion subject to consent.

£600,000 - Freehold

Commercial Retail Property 3915.00 sq ft



## THE PROPERTY

### GROUND FLOOR

Currently used as a takaway restaurant held under a Commercial Tenancy at £21,600 per annum on a self repairing lease. To the front there is an open reception area with counter beyond which there is a kitchen and a large storage area with fridges. A further kitchen area can be found behind with both male and female WCs. External access to the remainder of the building is via a side pathway or from the rear in Ballards Green where there are three large storage areas and a spacious garage. The ground floor unit is NOT sold with vacant possession but tenant in situ

### OFFICES

The offices are accessible from the side passageway via their own entrance and are split level. On the first floor there is a spacious open plan office and a kitchen with windows on a southerly and westerly aspect. There is also a WC and shower room facilities. There is a staircase rising to the second floor where there are two large eaves storage cupboard and a large office area.

### OFFERS

Unconditional offers only on this property and not conditional or subject to planning. Each party to be responsible for their own legal costs.

### RATEABLE VALUE

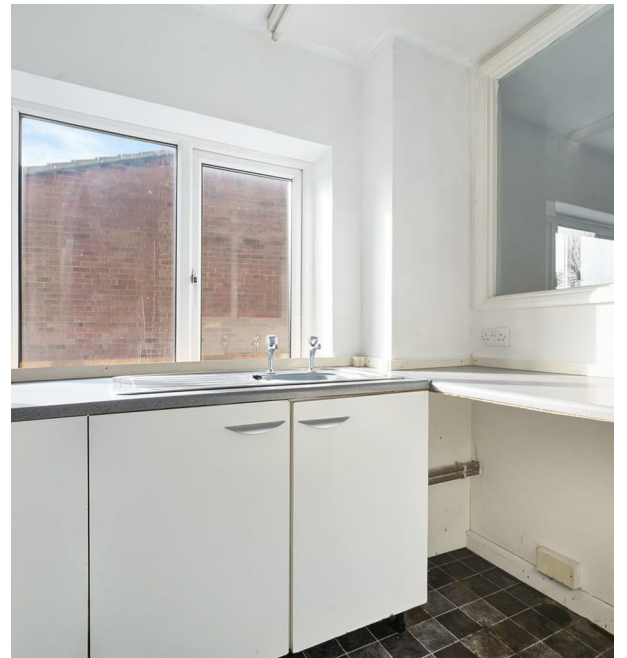
The rateable value for the ground floor shop payable by the tenant is £11,750. The offices rates are £13,000 per annum.

### THE LOCAL AREA

The property is located on the A217 at Burgh Heath shopping parade alongside other local shops and Asda superstore nearby. The A217 provides excellent road connections to M25, M23 and A3 and local buses provide services to Banstead, Tadworth, Reigate, Crawley and Sutton. The property is located in a relaxed and popular residential neighbourhood and within very close proximity to miles of open countryside.

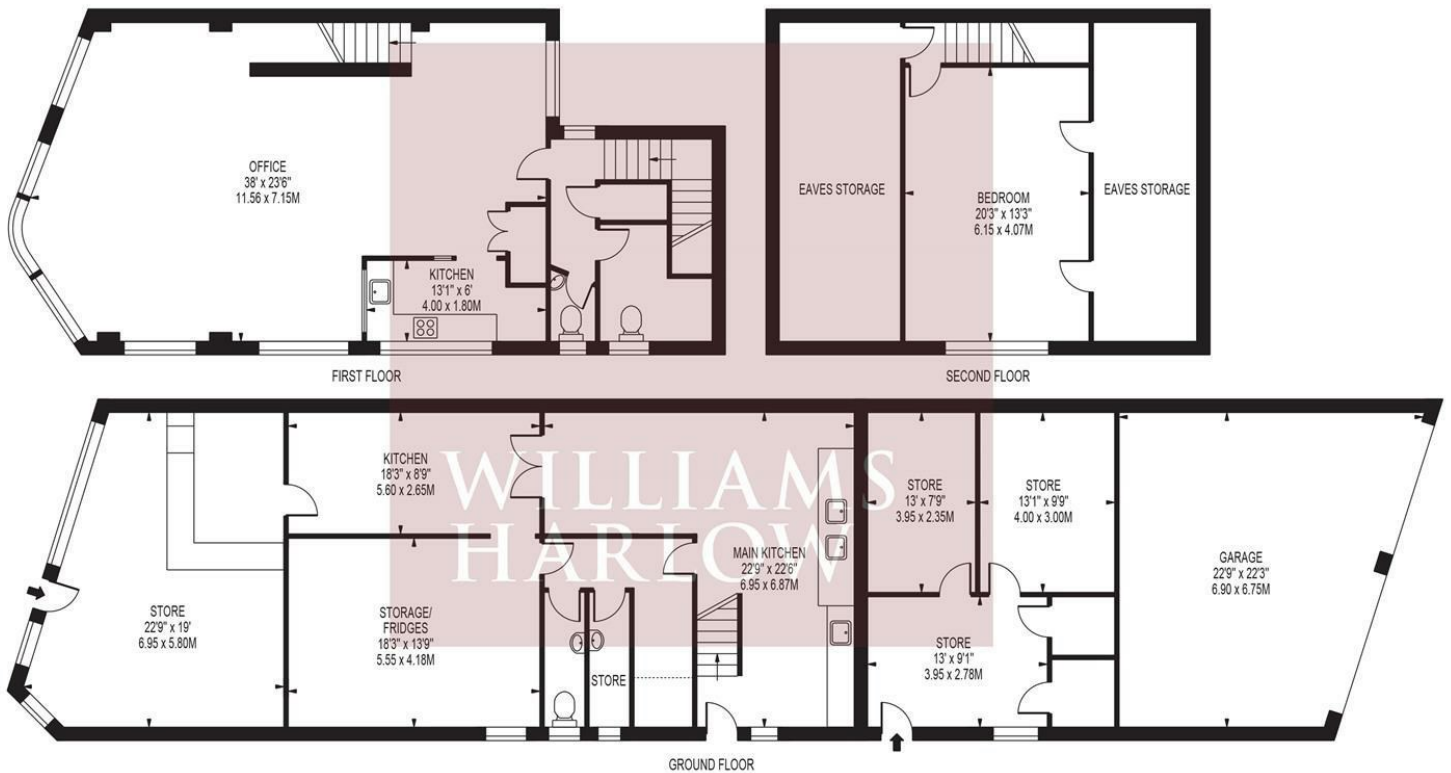
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**THE PARADE**

APPROXIMATE TOTAL INTERNAL FLOOR AREA : 3915 SQ FT - 363.72 SQ M  
 (INCLUDING EAVES STORAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 382 SQ FT - 35.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

