



FREEHOLD FOR SALE

**HUGGINS STUART
EDWARDS**

11-17a High Street Bookham, KT23 4AA
O.I.R.O £1,300,000

11-17a High Street, Bookham, KT23 4AA

FOR SALE

Approx, 6,520 sqft (623.29 sqm)

DESCRIPTION

Rare opportunity to acquire a substantial mixed-use investment with development potential in the heart of Bookham Village. The property comprises 4 retail units, 3 of which are let, self-contained offices, a 2-bedroom flat and rear yard with outbuildings.

The rear yard, vacant offices and 'Old Barn' have redevelopment potential, subject to planning. There is pedestrian access to the rear yard from the High Street and planning permission to self-contain and extend the ground floor of 15 High Street and reinstate another pedestrian access to the rear yard from the High Street.

11-13 High Street	700 sqft	£14,000 pax
R/O 11-13 High Street	1,819 sqft	Vacant
15 High Street	410 sqft	Vacant
17 High Street	485 sqft	£11,500 pax
1F 17 High Street	905 sqft	£13,200 pa
17a High Street	1,593 sqft	£16,000 pax
Old Barn	608 sqft	Vacant
TOTAL	6,520 sqft	£54,700 pa
Site Area Approx	0.161 acres	Approx ERV £102K

PRICE

Offers invited in the region of £1.3m.

TENURE
Freehold.

LEASES

- **11-13 High Street:** Let to C&C Estates Southern Limited on a 5 year lease Outside the Landlord & Tenant Act from 1st July 2024.
- **17 High Street:** Let to Ildikos Artisan Chocolate Ltd on a 2 year lease Outside the Landlord & Tenant Act from 11th March 2025.
- **1st Floor Flat 17 High Street:** Statutory Periodic Tenancy paying £1,100 pcm. Original AST from 1st May 2018 expired 30th April 2020.
- **17a High Street:** Let to Mr & Mrs Ketley on a 7 year lease Inside the Landlord & Tenant Act from 24th June 2013. Holding Over.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE **FOLIO NUMBER**
October 2025 30299

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
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Extract from Title Plan *(Note SY792258 edged green is to be included in sale.

