

**181 KINGSTON ROAD, LEATHERHEAD, SURREY KT22 7PB**



**VERSATILE 'E' CLASS GRD FLR UNIT  
TO LET/OR MAY SELL**

**£12,000 PAX TO RENT or  
OIRO £140,000 FOR SALE**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Ideal for an owner occupier business
- The E Use class offers a broad choice of occupier options within this category including retail/office/health/medical except hot foods
- Comes with a parking space and the potential of purchasing further parking space

**T 01306 884685**

## **LOCATION**

The premises are located on a highly visible bold corner position on the junction of Kingston Road, Cleeve Road and Dilston Road. This position offers excellent front and side exposure to the high volume of the passing traffic on Kingston Road to promote the occupiers business whilst being close to local amenities.

## **ACCOMMODATION**

The premises forms the ground floor of this three storey building , with the subject premises forming the ground floor 'E' class unit.

The commercial unit is currently arranged as a retail unit and has been a flooring showroom with two rooms plus office and kitchen plus WC. The timber  $\frac{3}{4}$  glazed shopfront has the benefit of a glazed return for additional display/signage. This versatile unit could form a wide variety of uses within the 'E' Use Class through retail, offices, health, medical, beauty etc in this prominent position.

|             |                       |
|-------------|-----------------------|
| Retail area | 221 sq ft ( 20.53 m2) |
| Office      | 115 sq ft (10.68 m2)  |
| Ancillary   | 52 sq ft (4.83 m2)    |

**TOTAL NET INTERNAL AREA 336 sq ft ( 31.22 m2)**

## **TO RENT**

The premises are available immediately for occupation by lease for a term and rent review pattern to be agreed at a rent of £12,000 per annum exclusive.

## **TO PURCHASE**

The building is available to purchase by way of a FREEHOLD PURCHASE under Title No SY101076 with the ground floor commercial space being offered in the sale with full vacant possession. The uppers parts are subject to a lease granted for a term of 999 years from 25.12.74 . For the sale we are seeking Offers in the region of £140,000 for the freehold interest of the building subject to the lease for the uppers parts and two parking spaces. The garages are EXCLUDED FROM THIS SALE , unless by separate negotiation.

## **VAT**

We are advised that the premises is not elected for VAT at present.

## **COSTS**

Each party are to bear their own legal costs in the transaction.

## **BUSINESS RATES**

From internet enquiries only the business rate assessment is as follows:

|                       |                        |
|-----------------------|------------------------|
| Rateable Value        | £5,200                 |
| Uniform Business Rate | £0.49.9 (1 April 2025) |

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **EPC**

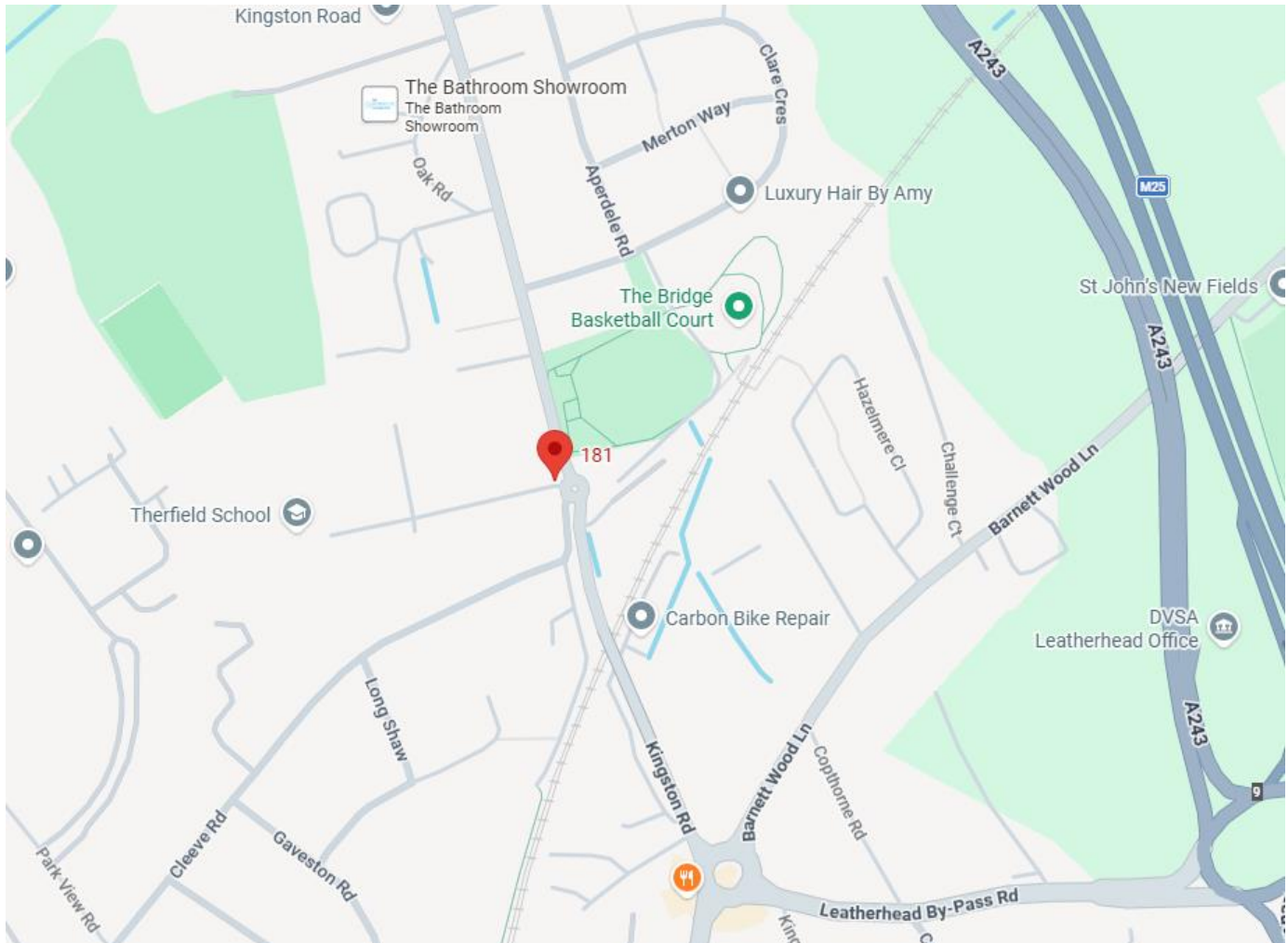
A new EPC is being commissioned.

## **VIEWING**

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.







T 01306 884685

**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

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