

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

# Substantial Freehold For Sale

**\*Retail / Residential Development Opportunity\***

**High Street, Great Bookham, Surrey KT23**



## Description

The property comprises a substantial corner property formerly used as a bank and retail shop at ground floor level with residential and ancillary space on 1st and part 2nd floors. Within the space there is a self-contained flat with separate kitchen and bathroom and also another area which could easily be converted into residential and could create a 4 bedroom flat. The ground floor would lend itself to splitting into 4 residential units (subject to the necessary planning consents).

There is parking for 2-3 cars to the side of the property plus a further parking area for 4-5 cars on the council car-park which is adjacent.



## Location

Great Bookham is situated in an affluent part of Surrey approximately 20 miles south of Central London and close to Leatherhead. The property is situated on an extremely prominent corner position in the High Street. Bookham is well located with Leatherhead to the north and Guildford to the south. Easy access to the M25 at Junction 9 is a 10 minute drive from the High Street. Bookham Railway Station is approximately 1 mile away and offers services to London Waterloo (approximate journey time 42 minutes).

## Areas

Ground floor	1501 sq ft	(139.45 sq m)
Ground floor retail shop	294 sq ft	(27.34 sq m)
1st floor	595 sq ft	(55.26 sq m)
2nd floor	320 sq ft	(29.73 sq m)
Self contained 2 bed 1st floor flat	558 sq ft	(51.87 sq m)
Total area	3268 sq ft	(303.60 sq m)

## Terms

Available with vacant possession upon completion.

## Price

£725,000

## Business Rates

Mole Valley County Council – Rateable value £24,750. Rates payable are approximately £12,201.75 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

EPC - Band 109E

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.











These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## Viewing

By appointment only via:

0208 559 1122

[info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)  
[claridges-commercial.co.uk](http://claridges-commercial.co.uk)

## Offices

17 Hanover Square  
London, W1S 1BN

Connaught House, Broomhill Road,  
Woodford Green, Essex, IG8 OXR