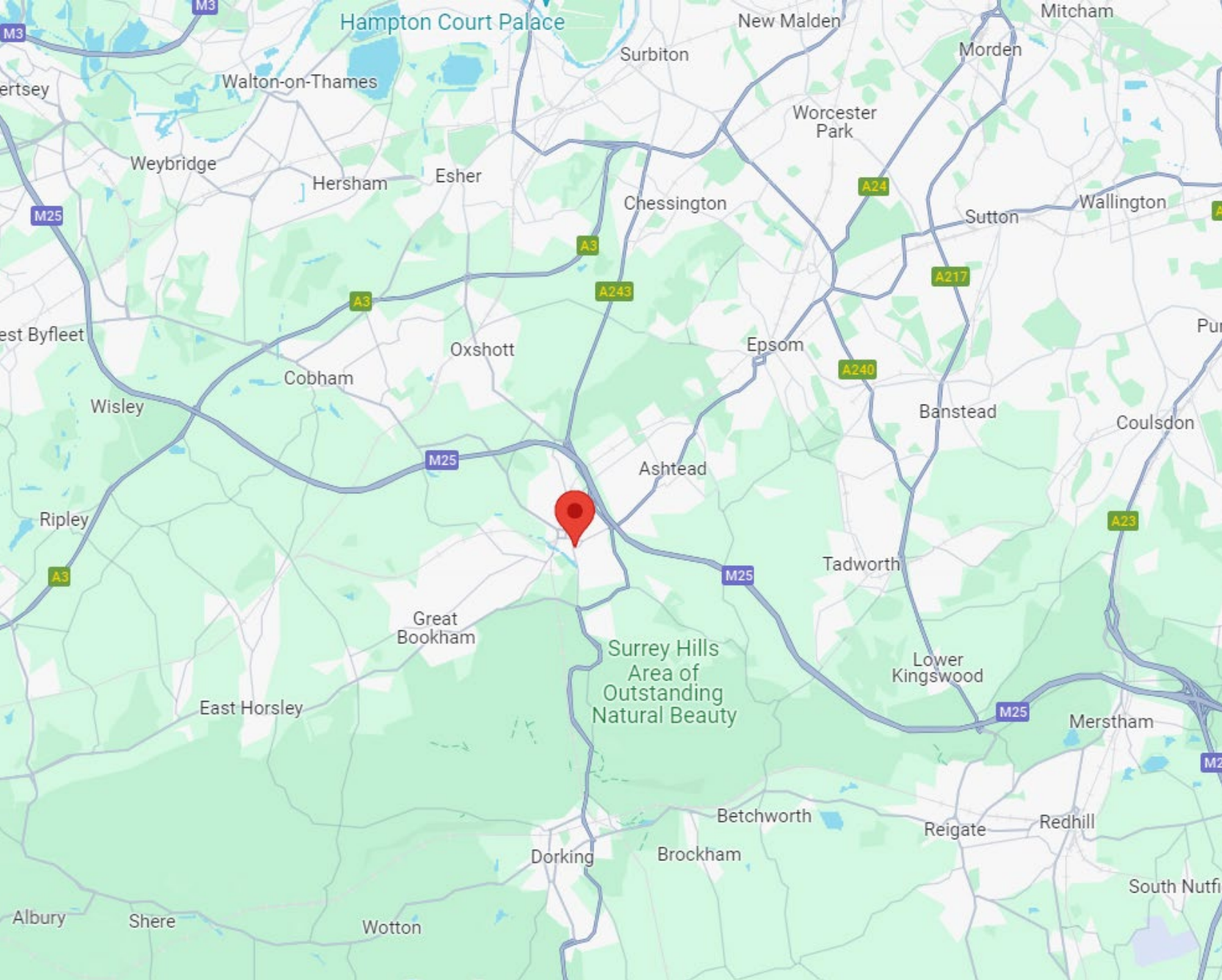


Leatherhead 20/22 High Street

FMX.
Urban Property Advisers





Location

Leatherhead is an affluent Surrey commuter town and established retail and office location. The town is located 23 miles (37km) south west of Central London, 16 miles (26km) north east of Guildford, and 18 miles (29km) east of Woking.

Leatherhead is a significant regional centre located within the Mole Valley District of Surrey within close proximity to the M25 and national motorway networks. The estimated population within a mile radius of Leatherhead is 13,465 (Experian). 36.14% of the catchment demographic is in the AB social grade, significantly above the national average.

Description

The property comprises a mid-terrace building of traditional brick construction. The ground floor comprises retail space, with the first and second floors comprising retail accommodation which has been sold off on long leases.

Accommodation

The property provides the following approximate net internal floor areas (NIA):

Ground Floor:	1,116 sq ft	103.64 sq m
ITZA :	786 units	
Total:	1,116 sq ft	103.64 sq m

Tenancy

The ground floor is let to William Hill Organisation Limited expiring 10th October 2029 at a current rental of £36,000 per annum. The lease is subject to an upward only rent review to open market value on the 5th anniversary of the term.

The upper floors comprise two residential flats which have each been sold off on 125yr leases from 2005 at a rent of £250 per annum.

The total annual income is **£36,500 per annum**.

Tenure

The property is held freehold.

EPC

B-35

Proposal

We have been instructed to seek offers in excess of **£465,000** (Four Hundred and Sixty Five Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **7.50%**, assuming standard Purchaser costs.

Further Information

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