



FREEHOLD INVESTMENT FOR SALE

**HS HUGGINS STUART
EDWARDS**

**62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS
£265,000 FREEHOLD**

62 Stoneleigh Broadway, Stoneleigh,
Surrey, KT17 2HS

FOR SALE

Approx 800 sqft (74.32 sqm)

DESCRIPTION

Opportunity to acquire a freehold commercial investment in Stoneleigh Broadway. The property comprises a well-presented ground floor commercial unit with a large rear yard providing extensive car parking. The property is fully let with the ground floor commercial unit and rear yard let on a 10 year lease. The 4-bedroom maisonette above has been sold off on a 999 year lease commencing December 1986.

Retail	783 sqft	72.69 sqm
Kitchenette	17 sqft	1.61 sqm
TOTAL	800 sqft	74.31 sqm

FREEHOLD

£265,000

LEASE

Ground floor commercial unit and rear yard are held on a 10 year lease from 1st February 2017 to The Personal Agent Ltd at a rental of £10,200 per annum exclusive. ***Note there is an outstanding rent review from 1st February 2022 and time is not of the essence. Current ERV in the order of £23,000 per annum exclusive***

LOCATION

Situated on the South side of Stoneleigh Broadway close to the junction with Dell Road. The rear yard is accessed via Dell Lane. Stoneleigh Broadway is a popular parade providing a variety of amenities. Nearby notable occupiers include Sainsbury's Local, Co-op, NHS Pharmacies & The Station Public House. Stoneleigh Station is less than 5 minutes walk from the property providing regular services to London Waterloo.

EPC

C-54

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
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DATE FOLIO NUMBER

June 2024 30245

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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