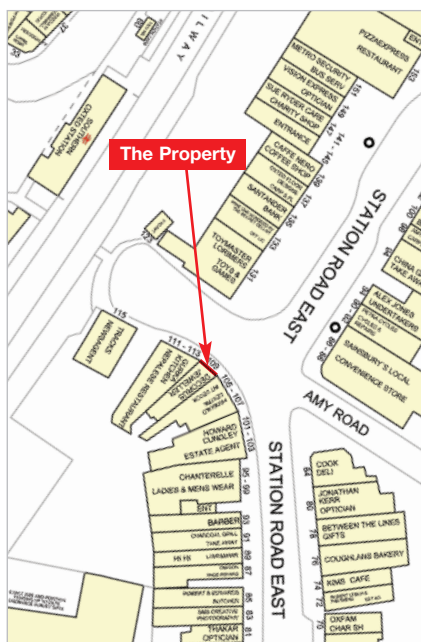


Oxted 109 Station Road East Surrey RH8 0AX

- **Attractive Freehold Shop Investment**
- Shop with upper floor entirely let until 2022
- Affluent town centre location close to Oxted Rail Station
- Nearby occupiers include Sainsbury's, Pizza Express and HSBC amongst many others
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved
£33,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Oxted is an affluent Surrey commuter town located in the north Surrey 'Stockbroker belt' between Reigate and Sevenoaks. The town is served by the M25, Junction 6 being some 4 miles to the west, whilst Oxted Station provides a regular service to Croydon and Central London.

The property is situated on the south side of Station Road East, in the heart of Oxted town centre, and some 70 yards east of Oxted Rail Station.

Occupiers close by include Sainsbury's Local, Santander, Boots, HSBC, Caffè Nero and Pizza Express amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor retail unit with basement storage and first floor staff ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	5.00 m	(16' 5")
Net Frontage	4.45 m	(14' 7")
Basement	22.82 sq m	(246 sq ft)
Ground Floor	61.50 sq m	(662 sq ft)
First Floor	40.50 sq m	(436 sq ft)
Total	124.82 sq m	(1,344 sq ft)

NB. not measured by Allsop. Floor areas sourced from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to DECORUS INVESTMENTS LIMITED (t/a Decorus) for a term of 15 years from 7th September 2007 at a current rent of £33,500 per annum. The lease provides for upward only rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Decorus Fine Jewellery designs, manufactures and sells bespoke jewellery.

Website Address: www.decorusfinejewellery.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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