

Leatherhead
Stocks House
9 North Street
Surrey
KT22 7AX

- **Freehold Multi-Let Office Investment**
- Comprises 793.87 sq m (8,545 sq ft)
- Prominent town centre location approximately 500m from Leatherhead Rail Station
- Residential conversion potential (1)
- Includes large rear car park
- Total Current Rents Reserved

£82,866 pa (2)
Plus vacant possession of third floor

On behalf of Insolvency Practitioners
Deloitte.

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure
Freehold.

Location
Leatherhead is an affluent, historic Surrey market town situated on the River Mole, adjacent to the M25 Motorway (Junction 9). Leatherhead Rail Station provides direct access to London Waterloo (approximately 44 minutes), whilst Gatwick Airport is 20 miles to the south-east and Heathrow Airport 28 miles to the north-west.
The property is situated on North Street within the town centre, a short distance from the Swan Shopping Centre and the pedestrianised High Street. Leatherhead Rail Station is approximately 500m to the north of the property.
Occupiers close by include Nationwide, NatWest, HSBC, a Lidl Supermarket, a Youngs public house and numerous estate agencies amongst others.

Description
The property is arranged on ground and three upper floors to provide a purpose built office building, benefitting from suspended ceilings, perimeter trunking, WCs on each floor and an 8 person passenger lift. To the rear is a large car park which is accessed via Bridge Street.

VAT
VAT is applicable to this lot.

(1) Planning
The property may be suitable for residential conversion, subject to the existing leases and obtaining all the relevant consents. All enquiries should be referred to Mole Valley District Council.
Web: www.molevalley.gov.uk
Tel: 01306 885001

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Front	CSH Homecare Ltd	Ground Floor 2 Car Parking Sapces	86.04 sq m (926 sq ft)	5 years from 27.09.2013 (2) FR & I	£14,000 p.a. March 2016 Break Exercised (2)
Ground Floor Rear	Searchlight Solutions Ltd	Ground Floor 5 Car Parking Spaces	93.11 sq m (1,002 sq ft)	5 years from 25.03.2014 (3) FR & I	£14,955 p.a. Reversion 2019
1st Floor	Datapharm Communications Ltd	First Floor 9 Car Parking Spaces	212.52 sq m (2,288 sq ft)	5 years from 25.03.2014 (3) FR & I	£33,711 p.a. Reversion 2019
2nd Floor	One Point Communications Ltd	Second Floor 9 Car Parking Spaces	208.30 sq m (2,242 sq ft)	5 years from 05.07.2012 FR & I	£20,200 p.a. Reversion 2017
3rd Floor	Vacant	Third Floor	193.90 sq m (2,087 sq ft)	-	-
		Total	793.87 sq m (8,545 sq ft)	Total £82,866 p.a. (2)	

(2) The tenant has an option to determine the lease on 27th March 2016 which has been exercised.
(3) There is a tenant break option on 24th March 2017.
NB. Floor areas sourced from www.voa.gov.uk. Not measured by Allsop.



Rear of Property

