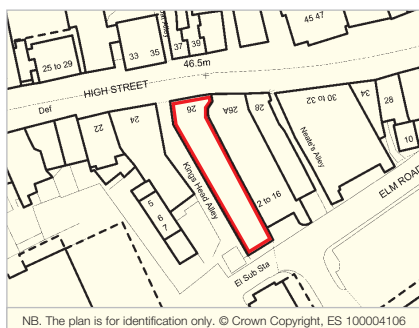


## Leatherhead

26 High Street,  
Surrey  
KT22 8AW

- **Freehold End of Terrace Building**
  - Planning Permission for Residential Conversion of the Upper Floors to Provide Nine Self-Contained Flats
  - Retail Unit Subject to a Commercial Tenancy. Upper Floor Vacant
  - Current Rent Reserved
- £35,000\* per annum from Retail Unit**  
**Upper Floors Vacant**



### To View

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

### Seller's Solicitor

Wooley Bevis Diplock LLP (Ref: Ms C Moss).  
Tel: (01273) 716624.  
Email: carina.moss@wbdlp

### INVESTMENT/VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is situated on the south side of High Street, to the east of its junction with Kings Head Alley. High Street is pedestrianised and leads to Epsom Road to the east, which in turn provides access to the M25 Motorway (Junction 9), also located to the east. Shops are available in Leatherhead town centre, including along High Street. Rail services run from Leatherhead Station located less than half a mile to the north-west. The open spaces of Surrey Hills are located nearby.

### Description

The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. There is also a rear extension over ground and part first floors.

The property is internally arranged to provide a ground floor retail unit together with residential accommodation situated on the upper floors.

### Planning

Local Authority: Mole Valley District Council.  
Tel: 01306 885 001.

The property is to be offered with planning permission granted on 10th February 2014 for the 'alterations to the existing ground floor retail unit. Erection of part first floor, part first and second floor extension at rear and conversion of ground floor to allow creation of nine residential units (7 x 1 beds and 2 x 2 beds). (Application number: MO/2013/1020/PLA).

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Floor	Use	Accommodation	Terms of Tenancy	Rent
Ground	Retail	Gross Frontage: 9.93 m (32' 7") Net Frontage: 9.02 m (29' 7") Shop Depth: 30.31 m (99' 5") Build Depth: 33.35 m (109' 5") Area (NIA):	Subject to a commercial lease to the Salvation Army Trading Company Limited for a term of 10 years from 14th July 2011	£35,000 per annum*
First Floor (rear)	Residential	Kitchen Area, Room, WC and basin	Vacant	–
First Floor (front)	Residential	Open Plan Kitchen/Reception Room, Two Rooms	Vacant	–
Second Floor	Residential	Four Rooms, Two WCs and Three basins	Vacant	–
*The Salvation Army have the benefit of a Deed which effectively gives a rental/service charge credit up to an agreed amount for the duration of the lease. Please refer to the legal documents for further information				<b>Total £35,000 p.a.</b>

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.