

FOR SALE

**MIXED USE FREEHOLD
AVAILABLE WITH VACANT POSSESSION
GROUND FLOOR RETAIL & SELF CONTAINED FLAT**

13 Station Road East, Oxted, RH8 0BD



Summary

Available Size	1,635 sq ft
Price	£450,000
Business Rates	Rateable value of £18,250 with a UBR of 49.9 p in £.
EPC Rating	C (51)

Location

This premises are positioned in a prominent location on Station Road East within the town centre. Station Road East is one of the main retail thoroughfares within Oxted and therefore benefits from strong levels of footfall and passing traffic.

Oxted mainline railway station (0.2 miles) offers direct services to London Bridge, Victoria and East Croydon. Oxted is a popular, affluent commuter town that is seeing consistent growth, supported by a mix of residential development and a diverse commercial sector.

Description

The ground floor retail unit is currently configured to provide a largely open plan retail space, with a kitchen and WC to the rear. It offers a suspended ceilings, laminate flooring a large frontage and rear pedestrian access

The flat above includes large reception room and kitchen on the first floor as well as three bedrooms and bathroom on the second floor. The residential accommodation is accessed externally from the rear.

Accommodation

The accommodation comprises the following approximate net internal areas:

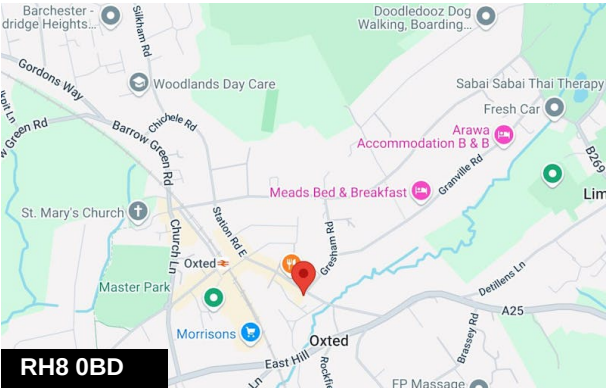
Description	sq ft	sq m
Retail	907	84.26
Residential	728	67.63
Total	1,635	151.89

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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