



**STIRLING
ACKROYD**

FOR SALE

**309 Woodham Lane,
New Haw, Addlestone,
KT15 3PB**

1,227 sq ft

Retail/residential
Freehold investment
opportunity



Description

Mixed use investment opportunity, Freehold Sale Price - £650,000, the sale is not subject to VAT.

Self contained parts - ground floor retail unit plus residential flat on the first floor. Retail tenant - Creams Cafe franchise - <https://www.creamscafe.com> with a retail income of £25,000 per annum. Retail lease details available upon request

The residential upper part consists of a two bedroom flat, with a residential income of £15,000 per annum. Residential tenancy details available upon request.

The development produces a total gross rental income of £40,000 per annum before costs. Each party to be responsible for their own legal costs. The Freehold Investment has a return frontage and is situated in a local retail parade.

Location

Prominent location in central Woodham - The building is located on Woodham Lane(B385) at the inter-section with Scotland Bridge Road and The Broadway, the M25 is within 10 minutes drive.

Key points

- Freehold Sale - £650,000
- Investment opportunity
- Current total income - £40,000 per annum
- Gross income: 6.1 yield, before costs
- Configuration - retail shop plus two bed flat
- Further details upon request
- Prominent location
- Close to M25





Rents, Rates & Charges

Price	Offers in the region of £650,000.00
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (58)

Viewing & Further Information



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