



FREEHOLD BUILDING

6 QUALITY FLATS

SET OVER 3 FLOORS

ALL CURRENTLY LET

CLOSE TO TOWN CENTRE & RIVER

SEVERAL PARKING SPACES

Christies Residential are pleased to offer for sale the Freehold of this block of 6 quality flats located in the Heart of Leatherhead Town Centre, within walking distance of the mainline station & the River Mole which currently has a rental income of £82,000 Per Annum. The block consists of 3 floors with 4 x 2 bedroom 2 bath/shower room apartments, 1 x large one bedroom & a studio flat. All are currently rented out and have up to date EPC's, EICR's & Gas safety certificates. The block includes off street parking for several Cars.

**Connaught House 36 Bridge Street,
Leatherhead, KT22 8BZ**

Fixed Price £1,550,000

TENURE

The office building and the land that it stands on is available as a Freehold including the car park with exception of the 6 covered parking spaces which are held under a 999 year lease - from 29/9/83

PARKING

There are currently 6 covered spaces to the rear of the building with additional parking opposite the car ports. Offering approx. 8 spaces. There is also an additional space to the front of the building.

LOCATION

The premises are situated near the centre of Leatherhead at the lower end of Bridge Street, within a short walk of the River Mole and Leatherhead mainline railway station. The location provides easy access to the A24 and M25 at Junction 9, around 1 mile distant.

DESCRIPTION

The premises comprise 6 flats as listed below

LEGALITIES

All flats have up to date EPC's, EICR's & Gas safety certificates

FLAT 1

Ground Floor Studio Flat 28 Sq M - Current Rent
£818PCM
EPC Band 'C' Council Tax Band 'B'

FLAT 2

Ground Floor One Bedroom Flat 59 Sq M - Current Rent
£1010 PCM
EPC Band 'C' Council Tax Band 'C'

FLAT 3

First Floor 2 Bedroom 2 Bath/Shower rooms Flat 81 Sq M -
Current Rent £1370 PCM
EPC Band 'B' Council Tax Band 'C'

FLAT 4

First Floor 2 Bedroom 2 Bath/Shower rooms Flat 66 Sq M -
Current Rent £1115 PCM
EPC Band 'C' Council Tax Band 'C'

FLAT 5

Top Floor 2 Bedroom 2 Bath/Shower rooms Flat 77 Sq M -
Current Rent £1370 PCM
EPC Band 'B' Council Tax Band 'C'

FLAT 6

Top Floor 2 Bedroom 2 Bath/Shower rooms Flat 65 Sq M -
Current Rent £1115 PCM
EPC Band 'B' Council Tax Band 'C'

AGENTS FEES

All bids are to include our fees at 1% + vat



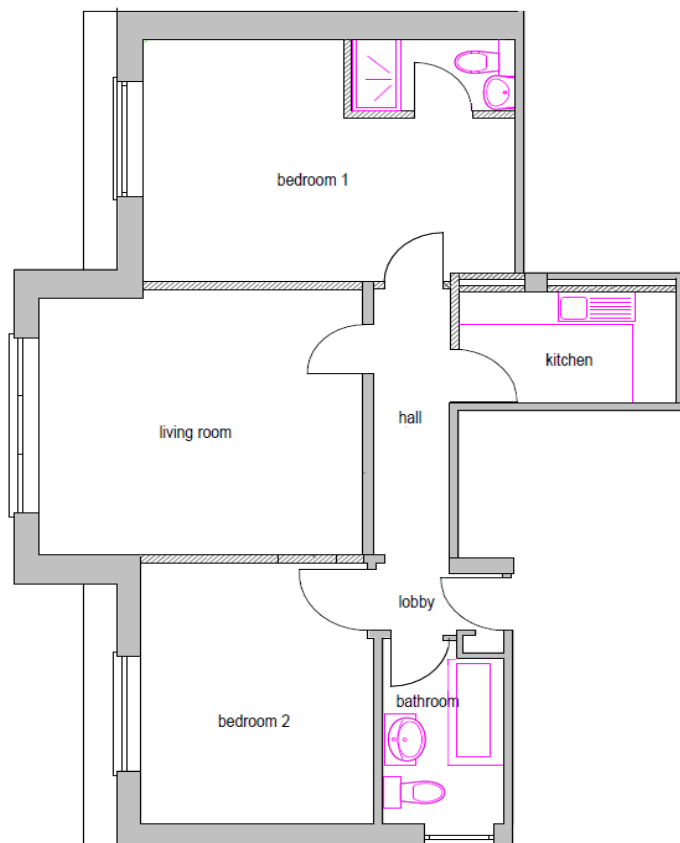
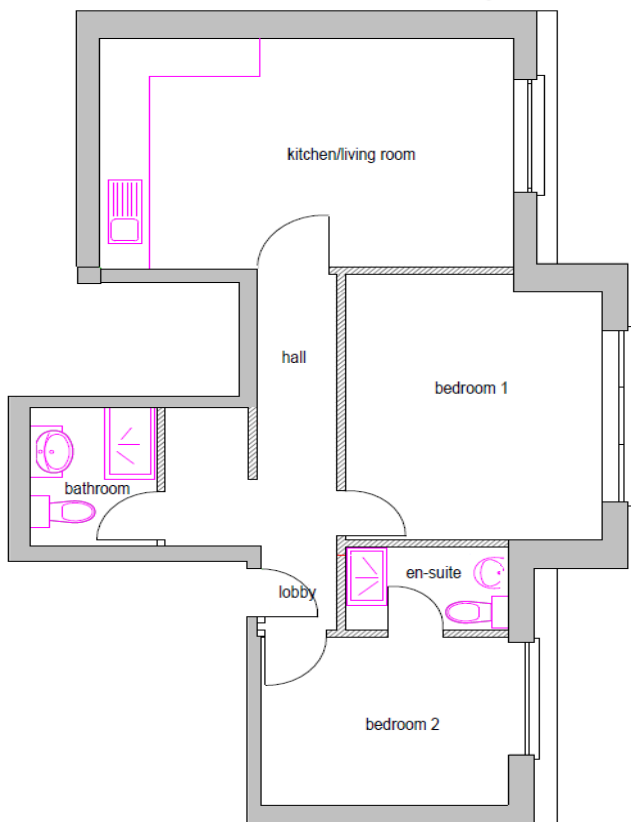
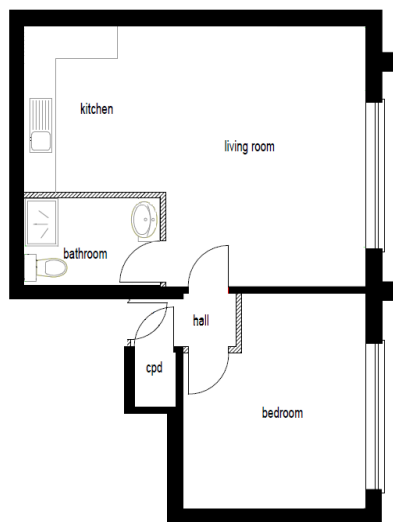
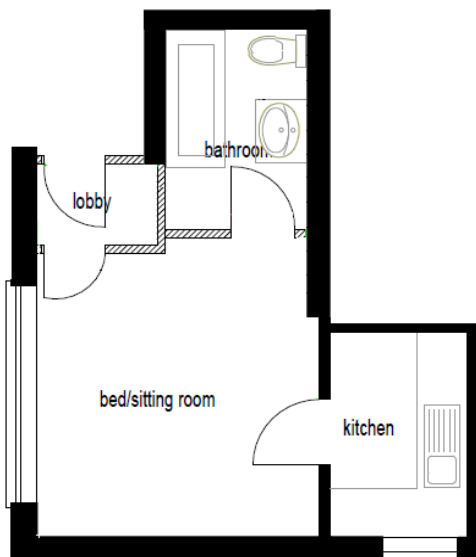


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

FLOORPLAN LAYOUT OF FLATS



IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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