

RAWLINSON & WEBBER



2 Station Road, Thames Ditton, Surrey, KT7 0NR

£225,000 Freehold

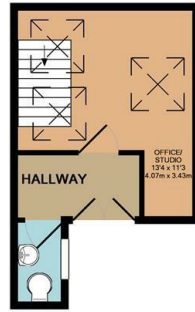
- OPEN PLAN ROOM
- WC
- VILLAGE LOCATION
- THAMES DITTON

- VAULTED CEILING
- ELECTRIC HEATING
- COURTYARD

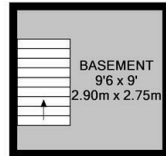
- CELLAR
- CHARACTER FEATURES
- SEMI-DETACHED

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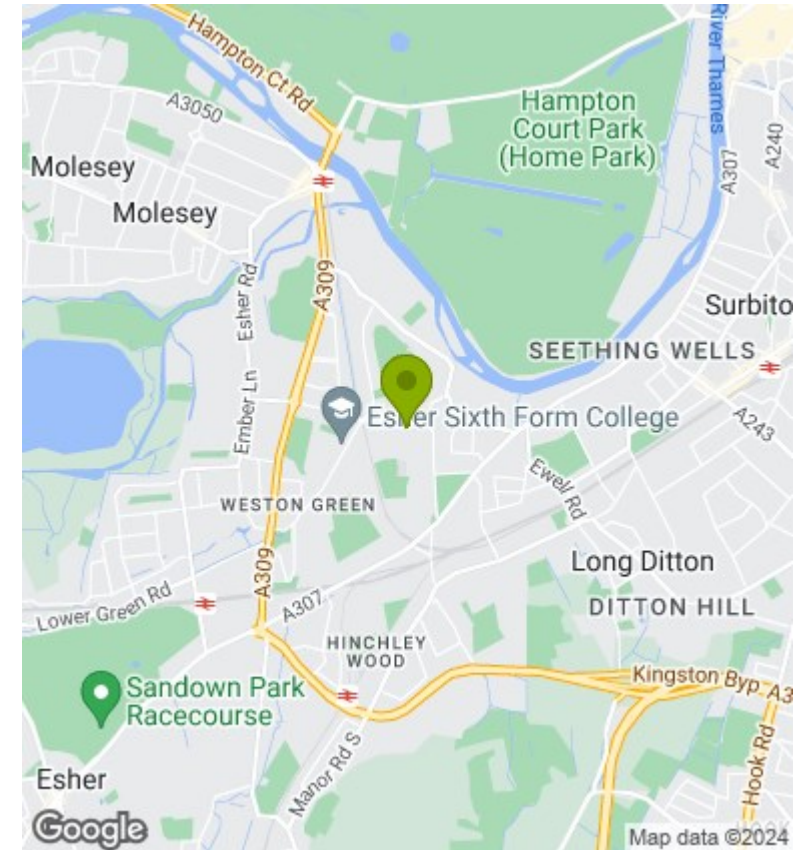
GROUND FLOOR
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 87 SQ.FT.
(8.1 SQ.M.)

THE ANNEXE
TOTAL APPROX. FLOOR AREA 255 SQ.FT. (23.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

2A Station Road is a freehold property which includes the shop and annexe to the left hand side. These are currently let on short leases outside the Act without security of long term tenure for these tenants. So, both can be empty if required, subject to lease terms..

The income derived is £8,000.00pa (accountants) from the shop and £4,750.00pa from the annexe, which is currently a book store. The nail bar to the right and the flat above 2 Station Road fall under the freehold banner but they are sold on 1,000 year leases; so there is no additional income from these.

However, these 2 units pay 1/3 each towards outside maintenance and insurance. The property had a new roof a couple of years' ago and currently all 3 parties pay £25.00 a month towards maintenance and insurance.

There is possible potential subject to planning to enlarge the annexe and/or possibly create a studio flat there in its place, subject to planning

The property consists of four units: a commercial unit at 1 High Street, a first-floor flat at 4 Station Road, a residential unit at 2 Station Road, and an annexe that is currently let to a book shop. The commercial unit is let on a very long lease and is currently being used as a nail bar. The first-floor flat is a nice 2-bed unit also on a long lease. 2 Station Road is currently rented until May 2024 at a rate of £8,000 per year. The annexe is also currently let on a 1-year tenancy to a book shop for £4,750 per year . The annexe also has a cellar that measures approximately 10' x 9'. There is a courtyard, which is not designated for parking, but could potentially be used to build an extension to the annexe as long as the flat has pedestrian access to the front door.