



HARRISONS SPOOK HILL, DORKING, SURREY, RH5 4HH

GUIDE PRICE £695,000

FREEHOLD

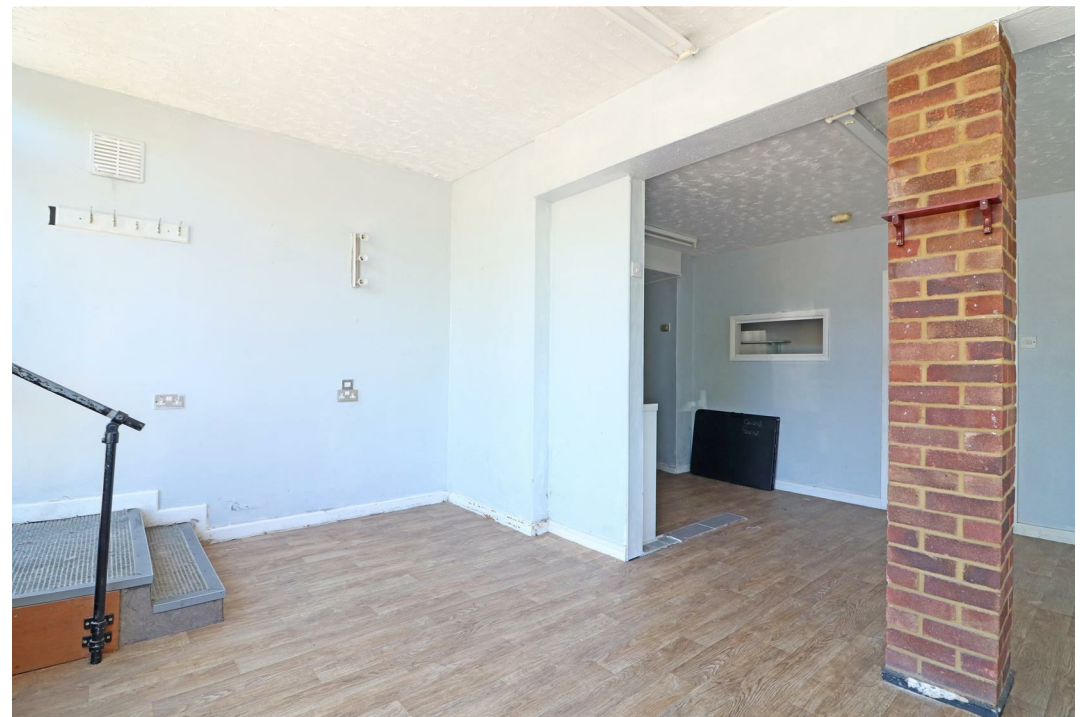
This FREEHOLD INVESTMENT UNDER TITLE NO SY410255 comprises of two commercial units - one currently a popular coffee shop, a pair of two bedroom properties and detached garage.

The coffee shop is currently operated under a short term tenancy agreement at a monthly tenancy of £500.

The other unit is currently unoccupied.

VIEWINGS WILL BE STRICTLY BY APPOINTMENT ONLY, DUE TO THERE BEING AN OPERATING BUSINESS.

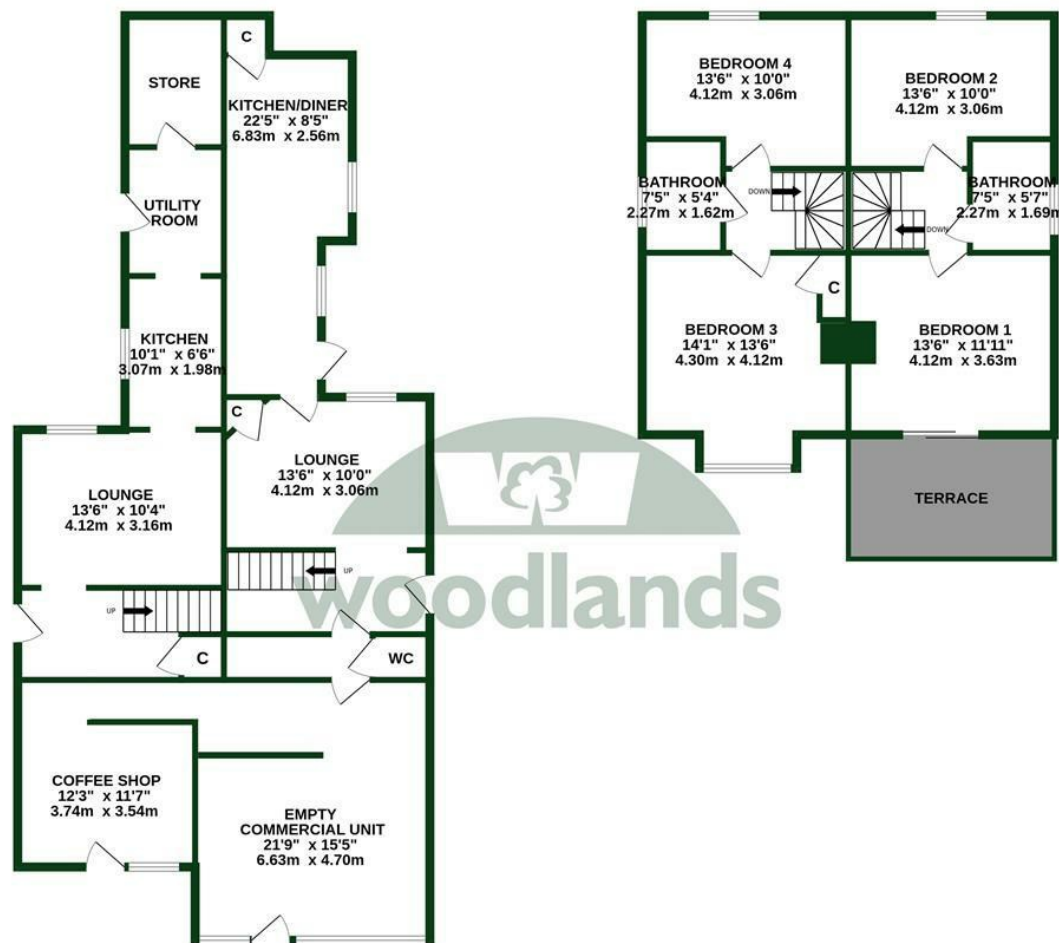
- FREEHOLD INVESTMENT
- TWO COMMERCIAL UNITS
- DETACHED GARAGE
- CLASS E USAGE
- MIXED USE
- TWO COTTAGES
- NO CHAIN
- EPC : C & F





GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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