



5 & 6 Bishopsmead Parade  
East Horsley, Surrey KT24 6RT

W & S

Tel| 01483 284 141  
Email| [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk)  
Web| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



A mixed Retail/Office & Residential Freehold investment opportunity in this Landmark shopping parade. For sale subject to contract with existing leases.

Price: Offers Invited in Excess of £425,000 Plus VAT

It is expected that the sale will be treated as a transfer of a going concern (TOGC).





## 5 & 6 Bishopsmead Parade East Horsley, Surrey

We are delighted to offer for sale the Freehold of both 5 & 6 Bishopsmead Parade which comprises two retail/office units to the ground floor - one providing a passing rent of £12,500 pa Exc + Vat and a larger retail/office space currently vacant and ERV of £18,000 pa Exc + Vat.

Forming part of this three storey classic Chown parade building, with the upper two levels having been completely remodelled and converted to five residential apartments which have been sold on long leases with a Ground Rent collection of £500 pa. The building is built of painted brick elevations with exposed timbers, under a pitched, tiled roof that was also replaced as part of the refurbishment.

No 5 comprises a ground floor commercial premises of 735 sq ft Let to Apple Tree Studios.

No 6 comprises a vacant ground and basement premises totalling 1,283 sq ft previously Let to Hedleys Solicitors.

The 5 flats are accessed from the rear and are spread across the 1st and 2nd floors of Nos 5 and 6. Each flat has a dedicated single parking space.

### Lease Details:

Apple Tree Studio (No 5) - rent of £12,500 pa Exclusive + VAT on a full repairing and insuring lease. Terms agreed for new Lease. EPC C (60)

Ex Hedleys Solicitors (No 6) - Lease expired June 2023. ERV £18,000 pa Exclusive + VAT on a full repairing and insuring lease. Final refurbishment works in hand. EPC D (88)

All 5 flats are sold with long leases (circa 110 years unexpired)

Ground Rent Payable £500 pa (£100 pa per flat)

Rateable Values obtained from the 2023 rating list (Guildford Borough Council)

No 5 - £10,000 pa - shop & premises

No 6 - £10,250 pa - office and premises

Wayleaves, Easements, Covenants & Right of Way

The property is sold subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars.

### Plans, Areas and Schedules:

Are available upon request and provided for reference purposes only. No warranty for accuracy can be given. Floor Plan for No 6 shown on Page 5 of this brochure.

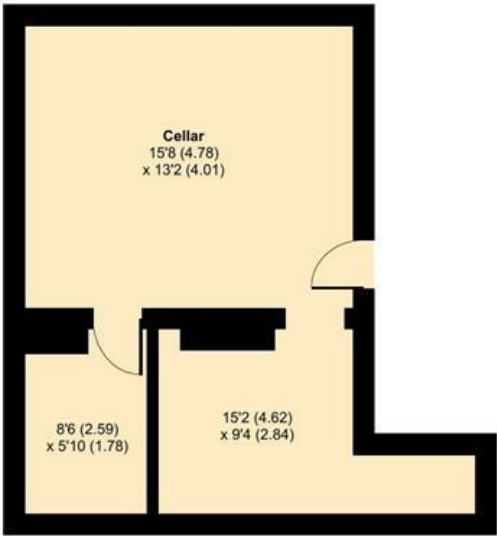
VAT: The whole of the property is covered by an Option to Tax registered with HMRC in 2007.



Approximate Area = 1283 sq ft / 119.1 sq m  
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



## DIRECTIONS

The property is located along Bishopsmead Parade, a mixed residential and retail parade, situated off the B2039 Ockham Road South, lying approximately a mile to the South of the village centre and approximately 6 miles from Cobham & Guildford town centres. From our offices in East Horsley, proceed along the Ockham Road South in the direction of the A246 for 1 mile, whereupon Bishopsmead Parade will be found on your left hand side. [///softly.lion.purple](http://softly.lion.purple)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (12 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      | 60                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

