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Attractive mixed-use investment in Chobham Surrey

Saddlers Halt

86 High Street, Chobham, Woking,
GU24 8LZ

Investment

FOR SALE

1,732 to 2,438 sq ft

(160.91 to 226.50 sq m)

- Prominent central location
- Close to a large public car park
- Attractive listed main building
- Affluent Surrey catchment area
- Useful mix of retail, office and residential uses
- Fully let and income producing

Saddlers Halt, 86 High Street, Chobham, Woking, GU24 8LZ

Summary

Available Size	1,732 to 2,438 sq ft
EPC Rating	Property graded as B-C (40-65)

Description

Saddlers Halt is a desirable period property with a recently built detached office building in the rear courtyard. The main house is listed and dates from the 1800's and follows a classic Georgian design. The ground floor of the old house comprises four large rooms currently in mixed commercial use, whilst the first floor is laid out as a single self-contained two-bedroom flat. A classic period retail unit, currently in use as a cafe, is joined to the main house by a gated archway which provides covered seating. The whole is let and income producing.

Location

The property occupies a prominent position on the High Street in Chobham, which is an affluent Surrey village near Woking with easy access to both the M3 and M25, but benefits from a rural setting adjacent to Chobham Common in Surrey Heath.

Accommodation

The accommodation comprises the following areas (GIA):

Name	sq ft	sq m
Ground - Main Building	706	65.59
Ground - New building to rear	658	61.13
Ground - Cafe / Shop	151	14.03
Ground - Covered seating	217	20.16
1st - Floor Flat	706	65.59
Total	**2,438**	**226.50**

Viewings

Strictly by prior arrangement with the agents Page Hardy Harris.

Terms

Offers in excess of £600,000 for the commercial element of the property (Freehold).
The 1st floor flat is also available by separate negotiation (price on application).
Offers for the whole will be considered on merit.

Tenancy Summary

The ground floor of the main buildings is let under 4 separate licences producing a combined rent of £21,300pa.
The Cafe/Shop is let under a lease until June 2033 at a passing rent of £8,000pa with rent reviews due in 2026, 2028 and 2030
The Stables Office (Class E) is let under a flexible lease at £17,400pa
The first floor flat is let under an AST at £13,800pa (£1,150pcm agreed in 2017)

Legal Fees

Each party will be responsible for their own Legal Costs.

Viewing & Further Information

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