



**18 High Street, Banstead,  
SM7 2LJ**

**Retail & Residential  
Investment**

**FOR SALE**

## INVESTMENT SUMMARY

- **Freehold mixed use retail & residential investment**
- **Prime High Street location opposite M&S**
- **Ground floor shop let to Atelier 18 Ltd (hairdressers)**
- **Current shop rent of £22,500 per annum**
- **Spacious, split-level, self-contained 3 bed flat above - potential to convert into two units, subject to consent**
- **Flat to be sold with vacant possession**
- **Freehold price £675,000 (subject to contract)**
- **No VAT**

## LOCATION

The premises occupy a well-established and strong retail location on Banstead High Street which has a good selection of independent and national multiple retailers. The property is located directly opposite M&S Simply Food. Other occupiers close by include Robert Dyas, Zizzi, Café Nero, Coral and Lorimers.

Banstead benefits from good road and rail links with Junction 8 of the M25 accessible via the A217 at Reigate. Banstead Mainline Railway Station is approximately 1 mile to the north of the property and provides frequent services to London and East Croydon.



## DESCRIPTION & POTENTIAL

An attractive mixed-use, prime town centre investment, with development potential of the upper parts, subject to the necessary consent.

The premises comprise a substantial, three storey mid terrace building.

The ground floor retail unit, trading as James at Atelier 18 hairdressers, has been fitted out to a high standard with a tiled floor, ceiling spotlights and air conditioning, together with a modern kitchen area and two toilets.

Two external stairwells lead to the first floor walkway at the rear, providing access to the large 3-bedroom flat above, which has its own entrance. The flat offers potential to be converted into two separate units as others have done in this parade, subject to the necessary consents.

## EPC

This property has an EPC Rating of C (63) for the shop and D (67) for the flat.

## TENURE

Freehold.



## ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
	Sq.ft	Sq.m		Start	Expiry				
Ground floor - Retail	559	51.93	Atelier 18 Ltd	14.12.21	13.12.36	£22,500 p.a.	14.12.26 & 14.12.31	Effective full repairing & insuring	Lease outside the Landlord & Tenant Act 1954. Tenant breaks 14.12.26 & 14.12.31. Personal Guarantor
First & Second Floor Flat	Entrance hall, kitchen, living room, 3 bedrooms & bathroom	GIA 80.5 sq.m	Vacant			ERV £21,600 p.a.			3 Bedroom Flat - 866 sq.ft / 80.5 sq.m GIA

### SALE PRICE

We are instructed to seek **£675,000** for the freehold, subject to contract.

### VAT

We understand that VAT is **not** applicable to the sale price.

### LEGAL COSTS

Each party is to pay their own costs.

**For further information or to arrange a viewing please contact:**

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