



10 Creswell Corner

Anchor Hill, Woking, GU21 2JD

**Rare long leasehold
investment opportunity**

818 sq ft
(75.99 sq m)

- Tenanted ground floor retail until October 2028
- Good reversionary yield
- Rental income £15,730 p.a.
- 999 year long leasehold from 25th December 1988

Summary

Available Size	818 sq ft
Price	Offers in the region of £210,000
Rates Payable	£7,734.50 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£15,500
EPC Rating	Upon Enquiry

Description

The property lies on the corner of the parade along Anchor Hill. The long leasehold of 999 years is from 25th December 1988, and includes the convenience store retailer with the existing lease running until 20th October 2028, paying £15,730 per annum, rent review October 2025, inside the LTA 1954 with no breaks.

The sale is of the long leasehold interest only for purely investment purposes, it does not include the convenience store business. Any purchasers will not have the right to occupy the property for their own use. The lease has security of tenure.

The current ground rent for the long leasehold interest is £50 per annum.

Location

The property is located within a prominent local parade of Creswell Corner along Anchor Hill which adjoins Knaphill High Street, and circa 3 miles from Woking town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	818	75.99	Available
Total	818	75.99	

Viewings

Strictly by appointment with the sole agents Curchod & Co.

Terms

Sale of the long leasehold interest with offers in the region of £210,000.

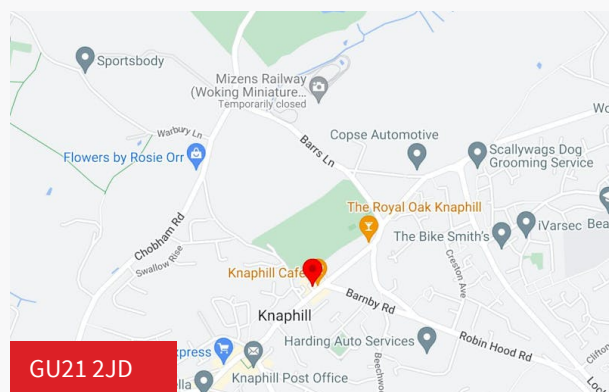
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 21/03/2024