



**Price/premium** £575,000

**Ref** #3312

## Address

**Address:** 5 Station Approach

**Postcode:** KT10 0SP

**Town:** Hinchley Wood

**Area:** Surrey

## Location

Popular parade with a good range of mainly independent occupiers, many of which are long established. Moments from Hinchley Wood Train Station and close to the A3 for fast access to London.

## Description

A superb opportunity to acquire a fully let freehold mixed-use investment in the heart of Hinchley Wood, offered with a guide price of £575,000.

This well-located property comprises a ground floor retail unit and a large self-contained masionette above, both let to long-standing tenants.

The ground floor is occupied by a barber on a 12 year lease, currently producing £13,500 per annum. The unit measures approximately 435 sq ft- rent review last carried out in March 2025.

The upper masionette is arranged two floors and offers spacious accommodation, including two/ three bedrooms, a separate kitchen, a large living room, bathroom, and separate W.C. Accessed via its own private entrance at the front of the property, the flat has been occupied by the same tenant for approximately 15 years, generating £1,500 per calendar month (£18,000 per annum). Room dimensions are available on request.

To the rear of the property there are two private parking spaces.

The property is situated in a prominent position within a well-established parade of local shops, just moments from Hinchley Wood Station and with easy access to the A3, making it a highly convenient location for both residential and commercial tenants.

Flat EPC C

Shop EPC B

**Viewings are strictly by appointment only. Please do not approach or disturb the tenants.**

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£575,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA state a rateable value of £9,400 payable at the prevailing rate.
<b>Lease details:</b>	Shop- 12 years from March 2025 drafted inside the Landlord and Tenant Act 1954 Flat- 1 year AST from April 2025

## Features

- ✓ Mixed use investment
- ✓ Allocated parking
- ✓ Close to station
- ✓ Freehold
- ✓ Fully let
- ✓ Popular trading estate

## Property Map



## Important notice

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