

For Sale

Shop & Flat Investment



- Large rear garden
- Separate flat entrance
- Side access
- EPC D (92)

94 High Street Langley SL3 8JS

Ground floor shop and store plus first floor 2 bed flat and large rear garden

Freehold £425,000

www.campsie.com

T: 01753 854555

Property:

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- **Location**

Located on Langley's busy High Street within walking distance of the main shopping centre.
The M4 motorway is just a 5 minute drive to Junction 5.
- **Description**

Ground floor shop and store with side entrance plus first floor 2 bedroom flat.
Large rear garden.

Shop & Flat currently Let to Well Prime Ltd at £15,000 p.a. exclusive. Lease expires 2022.
- **Accommodation**

Ground floor shop 624 sq ft
Store 154 sq ft

First Floor flat (with separate side entrance) consisting of:
Large living room, kitchen, bathroom/shower and 2 bedrooms.
- **Terms**

Freehold For Sale
Offers in the region of £425,000
- **Rates**

Rateable Value for the shop (2017 figure) £6,600
- **Legal Costs**

Each party to bear its own legal fees in this transaction.
- **VAT**

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
- **Viewing**

Strictly by prior appointment via the Sole Agents
Campsie 01753 854555 www.campsie.com

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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