

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

T: 01753 854555

Freehold £425,000

www.campsie.com



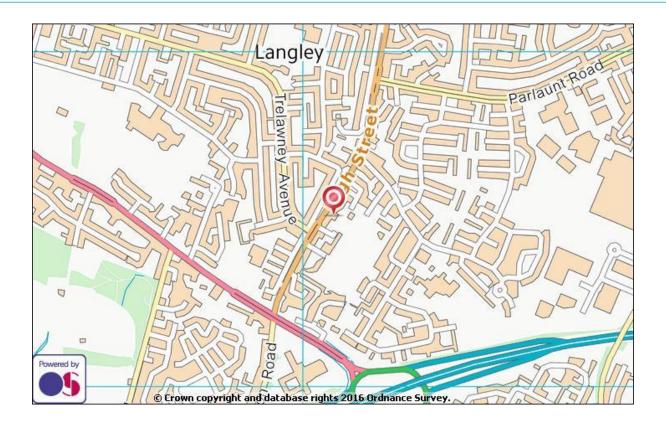
Property:	94 High Street Langley SL3 8JS
Location	Located on Langley's busy High Street within walking distance of the main shopping centre. The M4 motorway is just a 5 minute drive to Junction 5.
Description	Ground floor shop and store with side entrance plus first floor 2 bedroom flat. Large rear garden.
	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 <u>www.campsie.com</u>

www.campsie.com

T: 01753 854555



Property: 94 High Street Langley SL3 8JS



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

Disclaimer

Campsie Ltd for themselves and for the Vendors or Lessors of the property whose Agent they are give notice that: 1) these particulars are given without responsibility of Campsie Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) Campsie Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of Campsie Ltd will not be liable, in negligence or otherwise, as to the applicable VAT position, if necessary by taking appropriate professional advice; V) Campsie Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

www.campsie.com

T: 01753 854555