









**A22  
SOUTH GODSTONE  
SURREY, RH9 8EZ**

**Prominent Roadside  
A3/ Retail  
Premises**

**FOR  
SALE**

**A3 Planning Permission Recently Granted**



-  **A3 Restaurant permission recently granted**
-  **Also suitable for A1 Retail Uses**
-  **Prominent location on the A22 Eastbourne Road at South Godstone, Surrey**
-  **Total property area of 3,176 sq.ft (295.1 sq.m)**
-  **Site area of 0.43 acres (0.174 hectares)**
-  **30 on-site parking spaces**
-  **Includes Telecom Mast let to CTIL Ltd until August 2028**
-  **Offers invited in the region of £775,000 + VAT for the freehold interest**

## Location

The premises occupy a prominent location fronting the busy A22 Eastbourne Road, within this attractive and affluent area between Godstone and East Grinstead. Junction 6 of the M25 is approximately 3 miles to the north at Godstone.

## Description & Accommodation

This former Little Chef premises comprise a substantial detached Class A3/A1 space on the ground floor with storage on the first floor above. The site extends to approximately 0.43 acres (0.174 hectares). The premises have recently been granted a change of use to Class A3 (Restaurant).

The approximate net internal floor areas are as follows:-

Ground Floor:	2,864 sq.ft	( 266.1 sq.m)
First Floor:	<u>312 sq.ft</u>	<u>( 29.0 sq.m)</u>
Total	3,176 sq.ft	(295.1 sq.m)

Outside – Car parking for approximately 30 vehicles and detached garage.

## Telecom Mast

The Telecommunications mast and equipment is let to CTIL Ltd (formed by Vodafone and O2) for 15 years from August 2013 with 5 yearly rent reviews linked to RPI at an initial rent of £5,500 per annum + VAT. This lease to CTIL Ltd is contracted outside of the Landlord and Tenant Act 1954.

## Terms

Offers in the region of **£775,000 plus Vat** are sought for the freehold interest with vacant possession of the main site currently occupied by Oka Direct and subject to the existing lease to CTIL Ltd of the telecommunication site

**VAT** - We understand that Vat is applicable to this sale.

Subject To Contract

**For further information or to view please contact**

**Alexander Mullett DipSurv Tel: 01737 222835**  
**Email: [alexander@raynerscommercial.com](mailto:alexander@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**  
**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

