

For Sale

Ground Floor Retail Premises with First Floor Maisonette

£395,500

14 Cross Road, Tadworth, Surrey KT20 5SR



Accommodation: The premises have the following approximate floor areas and dimensions:

Ground Floor – Retail Premises

Retail/Sales Area	38.71 sq m	(417 sq ft)
Kitchen	7.76 sq m	(83 sq ft)
WC/Cloakroom	2.66 sq m	(29 sq ft)

Total Gross Internal Floor Area: 49.13 sq m (529 sq ft)

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

Accommodation (continued):

Separate entrance from side alleyway leading to:

First Floor – Self-Contained Maisonette

Lounge/Diner with Kitchen	3.55 x 4.38 m
Bedroom 1	3.72 x 2.91 m
Bedroom 2	2.52 x 3.46 m
Bathroom	1.85 x 3.02 m

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Description: The two-storey end-of-terrace property is of traditional brick construction with rendered elevations beneath a pitched tiled roof, and forms part of a parade of similar premises with retail at ground floor, and residential upper parts.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Location: The property is located on the south eastern side of Cross Road, opposite Tadworth BR Station, and the junction with Corner Farm Close.

EPC: An EPC has been applied for and will be available shortly.

Terms: The premises are available Freehold with vacant possession of the ground floor, and subject to the existing Assured Shorthold Tenancy for the first floor maisonette.

VAT: The premises have not been elected for VAT.

Price: We are instructed to seek **£395,500 for the Freehold interest.**

Rates: According to the VOA website, the property has a Rateable Value of £3,300. Therefore, Rates Payable in the current financial year for 2017-2018 are £1,580.70.

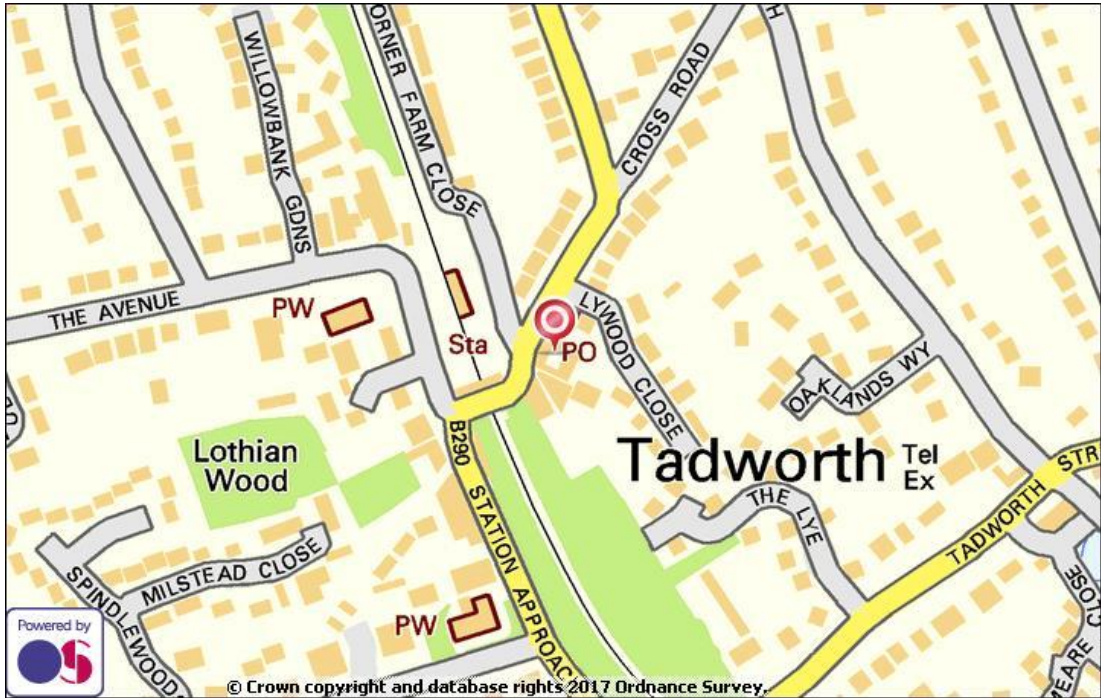
NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

Legal Costs: Each party is to be responsible for their own costs in this transaction.

Viewing: Strictly by appointment through Sole Agents

Centro Commercial Limited
020 8401 1000

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Energy Performance Certificate

Non-Domestic Building

14 Cross Road
TADWORTH
KT20 5SR

Certificate Reference Number:
0260-9937-0333-9940-5094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

79 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 50
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 142.6
Primary energy use (kWh/m² per year): 843.52

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
70 If typical of the existing stock

Energy Performance Certificate

14a, Cross Road, TADWORTH, KT20 5SR

Dwelling type: Top-floor flat
Date of assessment: 16 June 2017
Date of certificate: 17 June 2017

Reference number: 8205-1465-8229-3697-8633
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,072

Over 3 years you could save: £ 3,150

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 132 over 3 years	You could save £ 3,150 over 3 years
Heating	£ 5,022 over 3 years	£ 2,385 over 3 years	
Hot Water	£ 852 over 3 years	£ 405 over 3 years	
Totals	£ 6,072	£ 2,922	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

79 Current **92** Potential

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,560	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 108	✓
3 Low energy lighting for all fixed outlets	£15	£ 48	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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