

## Outbuilding at The Greyhound

Plaistow Street, Lingfield, Surrey, RH7 6AU



### For Sale Freehold Outbuilding Guide Price: £95,000 plus VAT Sole Selling Agent

- Attractive Grade II Listed two storey shop adjacent to the Greyhound Inn
- Situated just off Plaistow Street close to the historic Jail House and town pond
- Excellent transport links into London Victoria
- Benefits from significant passing trade
- Floor area approximately 500 square feet
- Vacant Possession

# Shop Adjoining The Greyhound

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## Location

Lingfield is an affluent village in the Tandridge District of Surrey located approximately 23 miles south of London and 10 miles north east of Crawley. The outbuilding is situated just off Plaistow Street close to the historic Jail House and town pond. The village offers a wide range of shopping facilities. There is a variety of retail, restaurants, pubs and other amenities. Multiple occupiers include Costa Coffee, Co-op, Boots and Tesco's Local.

Lingfield Train Station is only 0.7 miles with regular direct services to London Victoria in under 49 minutes. The M25 is located 7 miles to the north and the M23 is located 7 miles to the west.

## The Property

The outbuilding is a ground and first storey semi-detached property of brick construction underneath a pitched tile roof. The property benefits from access to the front and side of the building.

Internally the ground floor is open plan running towards the rear of the property. There is ancillary area to the rear of the outbuilding.

The first floor is open plan and currently used for storage of various equipment. The property appears to be in a dilapidated state but offers an opportunity for an imaginative purchaser.

There is no separate car parking with this outbuilding.

**The property sits on a plot size of 0.011 of an acre and has a gross internal area of approximately 500 square feet.**

**This property presents a rare opportunity to acquire the freehold interest of a prominent retail unit on Plaistow Street and other main shopping areas in the village. The property offers considerable scope for alternate uses, subject to obtaining the relevant permissions. It is likely to be of interest to local retailers, owner/occupiers and investors.**



☎ **020 7557 7844**

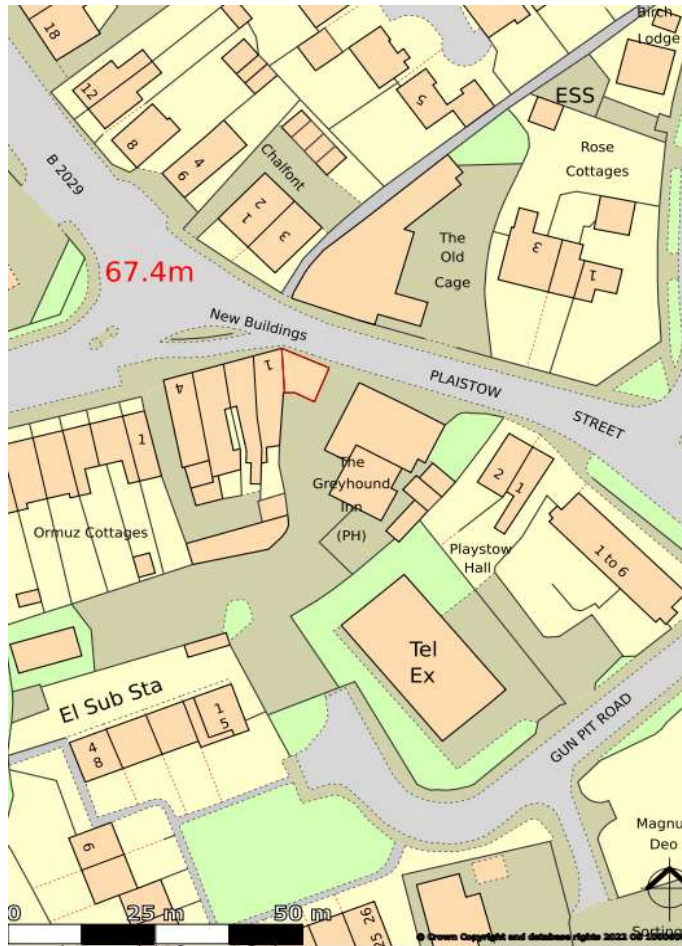
London Office

[london@jamesabaker.co.uk](mailto:london@jamesabaker.co.uk) [www.jamesabaker.co.uk](http://www.jamesabaker.co.uk)

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## General Information

### **Rating**

The current Rateable Value is assessed at £5,400.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently closed.

### **Tenure**

The premises is being sold freehold with vacant possession.

### **Energy Performance Certificate**

The property is a listed building and therefore an EPC is not required.

### **VAT**

VAT may be applicable at the usual rate.

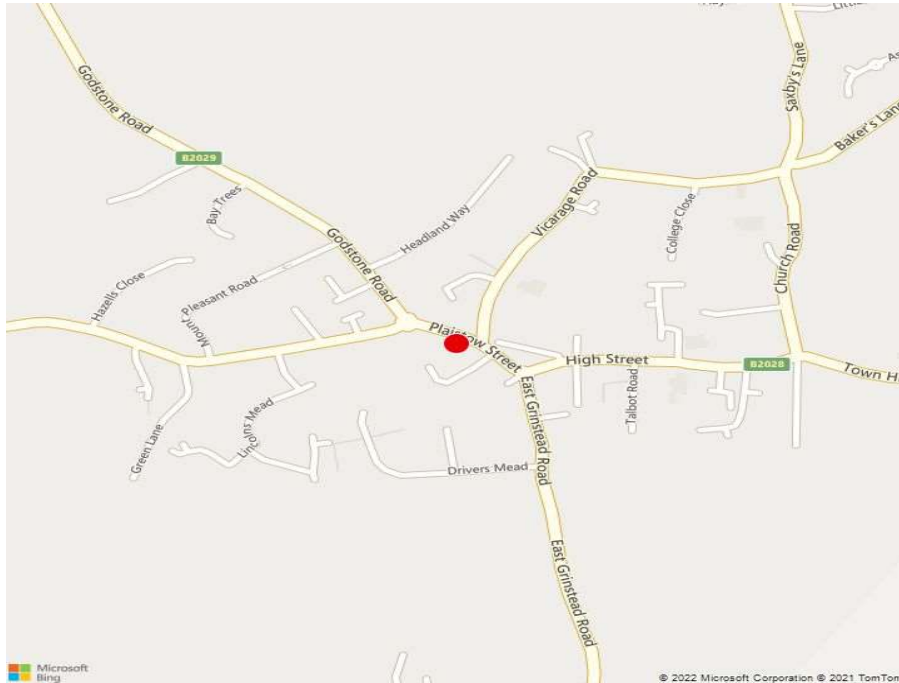
### **Viewings**

Viewings are strictly by appointment only.

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## Agent Details

For further details please contact



**William Baker**  
**Surveyor, London**  
**07415716580**



**william@jamesabaker.co.uk**

## Disclaimer

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London Office

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