

1-3 HAZEL PARADE, PENROSE ROAD, FETCHAM KT22 9PY



MODERN AND VERSATILE GROUND FLOOR RETAIL
UNITS TO LET IN FETCHAM NEAR TO LEATHERHEAD

£11,700 to £12,000
pax



Reigate

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Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Versatile double ground floor unit lending itself to a variety of uses within Class "E"
- Modern double glazed and heat reflecting shop fronts
- Flexible unit which can be let individually or as a whole at approx. 540 sq ft each/1081 sq ft whole
- Located within local parade of shops in Fetcham
- Free public parking directly in front of Unit and more nearby

T 01306 884685

LOCATION

The property is situated on a small local parade of shops known as Hazel Parade on Penrose Road within the small village of Fetcham. Other occupiers on the parade include a hairdressers and a newsagents. Free Public Parking is available directly in front of the parade and along other nearby residential roads.

The subject property is a just a short 6 minute drive (2 miles) from the town of Leatherhead where you will find numerous local and national operators along the main High Street and the train station which provides direct access into London Waterloo.

ACCOMMODATION

The premises is currently arranged as a smart modernised solicitors practice unit with a combination of private offices and client facing meeting rooms within two regular shaped units . There is a kitchenette and ancillary space to the rear of the unit where there is also rear access to the property. The property currently benefits from modern partitioning, suspended ceilings, WC's including a separate large disabled DDA compliant WC, LG Air Conditioning, and wooden laminate finish hard flooring. The unit is versatile with a wide traditional timber double glazed shop front offering excellent display presence on the parade. Both shop fronts are recently double glazed with heat reflection as well as insulation improving comfort and energy efficiency.

The unit could be let in its current condition as a double unit or easily adapted to be let individually.

*Please note that our clients do not wish to impose unfair competition against their neighbours and therefore we cannot offer the units for the uses of convenience store or hairdresser salon

Approximate dimensions as follows:

Unit 1

Retail area	484 sq ft (44.97m ²)
Kitchen	57 sq ft (5.3m ²)
Internal width	20' 8" (6.29m)
Internal depth	30' 6" ft (9.30m)

Approx net retail area : 541 sq ft (50.26m²)

Unit 2

Retail area	540 sq ft (50.17m ²)
Internal width	20'5" ft (6.25m)
Internal depth	30'6" ft (9.30m)



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Approx net retail area : 540 sq ft (50.17m²)

USE

The premises suit a wide variety of uses under the existing 'E' use class. Hot food takeaways do not suit the building due to the development of the uppers to residential.

RENT

Unit 1 £12,000 per annum exclusive.

Unit 2 £11,700 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT.

THE LEASE

The premises are available by way of a NEW LEASE direct from the Landlord for a term and rent review pattern to be agreed.

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value £10,750 (current assessment of the whole)

Uniform Business Rate £49.9 (1 April 2017 - present)

Full business rates relief applies to this property subject to tenant eligibility

Interested parties should verify this information and any transitional adjustments prior to entering into any contract. Please note that the rateable value of this property is due to change in the upcoming revaluation in April 2023.

EPC

EPCs are available for this property. Unit 1 has a rating of B(33). Unit 2 (has a rating of B(41)). A full copy of the EPCs will be made available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons telephone 01306 884685.



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