

7 HIGH STREET, GREAT BOOKHAM, KT23 4AA



**GROUND FLOOR RETAIL/CLASS E
SHOP UNIT**

£14,000

Per annum exclusive



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Charming ground floor lock-up village shop in the heart of the High St with character frontage
- Retail area approx. 520 sq ft (48.30 sq m)

- Rear stores 144 sq ft (13.37 sq m)
- Could suit a number of retail/office/health/beauty /medical options but not hot food, bakery pharmacy or charity shop (due to LL's neighbouring Tenants

T 01306 884685

LOCATION

Situated in the heart of this village directly opposite the busy Co-Op convenience store with both on street parking for customers and the local authority car park within two minutes walk the unit is set in the heart of the village which boast good occupancy levels with numerous independent traders and businesses.

Great Bookham lies just north of the A246 which connects Leatherhead and the A24 in the east to Guildford in the west. The villages is approximately 2.5 miles from Leatherhead which offers a rail service to London Waterloo and Junction 9 of the M25 providing access to the national motorway network.

ACCOMMODATION

Situated in the heart of this village this unit has an attractive traditional timber shopfront with herringbone brickwork frontage and the main retail area offers versatility and leads to a galley kitchenette and very useful rear stores. Externally there is a WC to the rear. This unit would suit a wide variety of uses within the 'E' Use Class, BUT IS RESTRICTED NOT TO BE USED FOR HOT FOOD AND TAKEAWAYS, BAKERY, PHARMACY OR CHARITY SHOP due to there being residential upper parts and so to avoid competing with the Landlords neighboring Tenants businesses . The Retail Area comprises:

Retail Area : 520 sq ft (48.30sq m)

Rear storage area : 144 sq ft (13.37 sq m)

TOTAL RETAIL AREA NIA : 664 sq ft (61.68sq m)

RENTAL

£14,000 per annum exclusive.

VAT

VAT does not apply as we are advised that the premises are not elected for VAT.

THE LEASE

A new lease is being offered for a term and rent review pattern to be agreed on a full repairing and insuring basis.

COSTS



T 01306 884685

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Misrepresentation Act 1967

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Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

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

Rateable Value	£11,000 (from 1.4.23)
Uniform Business Rate	£0.49.9 (March 2017- present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is awaited for this property.

VIEWING

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



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