

**THE OLD DAIRY, STONEYCROFT FARM,  
CHALKPIT LANE, BETCHWORTH RH3 7EZ**



**VERSATILE BUSINESS UNIT WITH  
PARKING TO LET**

**£16,000  
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 single storey 'L' shaped business unit in a fabulous semi-rural location but with excellent road links.
- Total area approx. 1012 sq ft (94.03 sq m)
- Courtyard parking for two cars
- Could suit a number of office/stores
- business /health/beauty /medical options
- Attractive features incl vaulted ceiling
- Gas central heating and double glazing

**T 01306 884685**

## LOCATION

The Old Dairy is situated to the roadside of Stoney Croft Farm fronting the A25 just two miles east of Dorking town centre and approximately four miles west of Reigate, just north of Brockham Village. This location provides excellent road access via the A25 and A24 or A217 to either Junction 9 of the M25 westbound or Junction 8 at Reigate for eastbound and the south coast and wider road network. The setting is fabulous lying on the south slopes of Box Hill.

## ACCOMMODATION

This super and most versatile and charming former Dairy unit on the edge of the farm unit suits numerous office/workshop/stores or a combination thereof and is currently arranged as one main office room with further stores, office, large staff room/kitchen, WC and shower plus attic space and forecourt parking for two cars. Freshly decorated the space can be further divided or rearranged by partitioning with double glazing, gas fired central heating via radiators, security shutters, super vaulted ceiling and 3 phase power. There is overflow parking across the yard.



**PLEASE NOTE: Due to close proximity of the residential unit adjoining and other small business units within the courtyard the Landlord is seeking to let to a business that operates without machinery noise and disruption to neighbours and with limited commercial vehicle movements.**



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## **ACCOMMODATION** (contd)

Office Areas (currently in two parts) : 707 sq ft (65.69sq m)

Storage area : 164 sq ft (15.24 sq m)

Kitchen/staff room : 141 sq ft (13.10 sq m)

**TOTAL AREA NIA : 1012 sq ft ( 94.03sq m)**

## **RENTAL**

£16,000 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 direct from the Landlord for a term and rent review pattern to be agreed on a full repairing and insuring basis.

## **AVAILABILITY**

The premises will be available for occupation early March 2023.

## **COSTS**

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                      £8,200 (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**

The premises have a valid rating of D (97) valid until 10.1.33.

## **VIEWING**

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



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