

7 HIGH STREET, KNAPHILL GU21 2PG



VERSATILE RETAIL 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 double fronted building
- Versatile 'L' shaped retail space and ancillary
- Total area approx. 752 sq ft (69.86 sq m)
- Could suit a number of uses within E use class
- Prominent position close to Tesco Express
- Customer off street parking opposite and closeby
- Parking to rear for 2 cars

T 01306 884685

LOCATION

Situated at the East end of Knaphill High Street close to Tesco Express the shop is highly visible to passing traffic with a pedestrian crossing adjacent outside Tesco Express which slows the traffic flow. Approx. 4 miles from Woking, Knaphill Village boasts a good mix of independent trades and retailers and offers the benefit of free off street parking within the village in two or three areas.

ACCOMMODATION

The premises offers versatile space for a number of E class uses currently arranged as a 'L' shaped retail area plus ancillary office/stores and WC with $\frac{3}{4}$ glazed traditional shopfront in the heart of Knaphill High Street. *NOTE: There are user restrictions on these premises that the unit cannot be let for butchery, bakery, hair salon or hot food uses so to preserve the neighbouring Tenants of premises owned by our client.*

Retail area: 638 sq ft (59.32sq m)

Rear stores: 114 sq ft (10.62 sq m)

TOTAL AREA NIA : 752 sq ft (69.86sq 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 are available now.



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Misrepresentation Act 1967

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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	£23,250 (from 1.4.23)
Uniform Business Rate	£0.49.9 (March 2017- present)

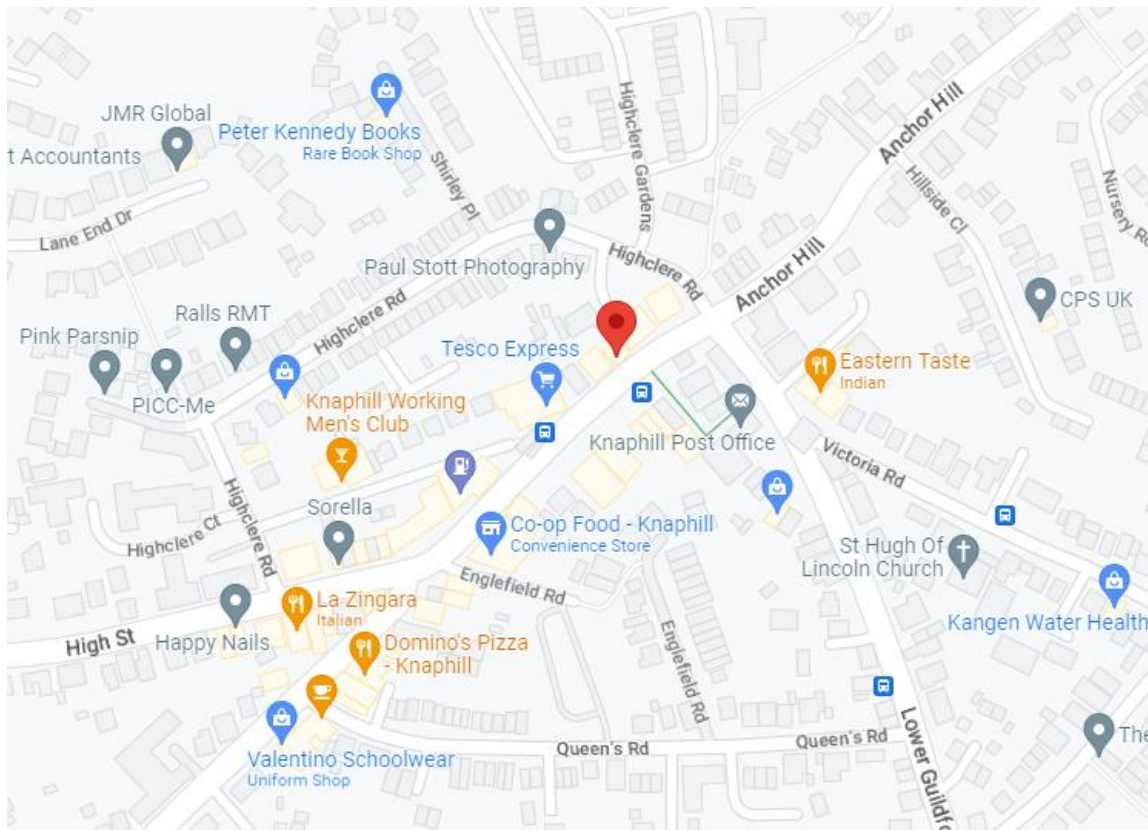
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

A new EPC to be commissioned.

VIEWING

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



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