

33 CHURCH ROAD, GREAT BOOKHAM, SURREY KT23 3PG



GROUND FLOOR VERSATILE RETAIL/
CLASS E SHOP UNIT

£14,000 PAX



Reigate

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Dorking

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- Fully glazed traditional double fronted timber painted shopfront with pillar and fascia facade
- One parking space to rear
- Retail area approx. 518 sq ft (48.15m²)
- With WC and store
- Would suit a variety of uses within E use class
- Available due to current Tenants retirement

T 01306 884685

LOCATION

Situated within a well occupied and popular shopping parade served by bay parking just north of the High Street and the local authority car park within two minutes' walk the unit is set in 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 village 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

This smart and traditional ground floor lock-up shop unit offers great versatility within the current E use class and has traded as a shoe shop for decades. Due to the current Tenants retirement it is being offered for let with open plan retail space, small store and WC to rear and scope to rearrange and partition as an incoming Tenant may wish. There is one car parking space in the rear car park allocated to this unit. **PLEASE NOTE: The Landlord will not accept hot food operators to occupy this unit due to the neighbouring residential and office Tenants.**

	Square Foot	Metres
Retail area	518'	(48.15)
Depth	26'10"	(8.19)
Width	26'5"	(7.92)
External frontage	27'	(8.23)

TOTAL RETAIL AREA APPROXIMATELY 518 sq ft (48.15 m²)

RENTAL

£14,000 per annum exclusive.

VAT

We understand that the premises is not elected for VAT.

THE LEASE

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

LEGAL COSTS

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

AVAILABILITY

From August 2023 after the current Tenants departs during July .

BUSINESS RATES

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

Rateable Value	£11,250
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 is being commissioned.

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS

01306 884685



T 01306 884685

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