

Estate Agents
Sales & Lettings



Hello Horsley

This space was made for
beautiful things...

For connection,
creativity, growth.
It could be yours.

RETAIL SPACE TO LET
(140 m² / 1506 sq ft)

Blank Space = Bold Possibilities

- Furniture / Decor Showroom
- Co-working Office Space
- Coffee Shop
- Organic Food Store
- Medical Suites
- Delicatessen
- Yoga / Pilates
- Wine Bar
- Kitchen & Joinery Showroom



PENBRIDGEHILL.CO.UK

For Enquiries Contact:
07379 118 440



Owen
Isherwood
CHARTERED SURVEYORS

5 Station Parade, Ockham Road South, East Horsley, KT24 6QW
TO LET | 1,138 TO 1,506 SQ FT (105.72 TO 139.91 SQ M)

Location

The subject premises is located in the commercial heart of East Horsley, along the B2039 connecting the village from the Guildford Road to Ockham and the A3. The site is located less than 200m from Horsley Station main entrance which connects the village from Guildford to London Waterloo with three services per hour running at peak times.

Nearest car parking facilities are located both on street directly in front of the subject premises and in the main village car park less than a 100m away. Other local occupiers include a mix of local and national businesses with Sainsbury's and Seymour's Estate Agents trading alongside Horsley Wine Shop, Wills & Smerdon, Serenity Skincare and Horsley Pharmacy.

Description

The ground floor retail unit is currently undergoing a full refit with changes to both the shop front and internals. The premises has the option to be taken in varying layout and sizes with a large open plan trading area to suit a variety of uses (Class E). Included in the floor area is the main trading area with two W/C facilities, an office space and the now opened bank vault to the rear.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,506	139.91	Available
Total	1,506	139.91	

Terms

New Lease

Rent

£26,500 - £36,000 per annum (Reduced 1,138 sq.ft. available - £26500 per annum) - see plan B

Rates & Charges

Rateable value: £15,500

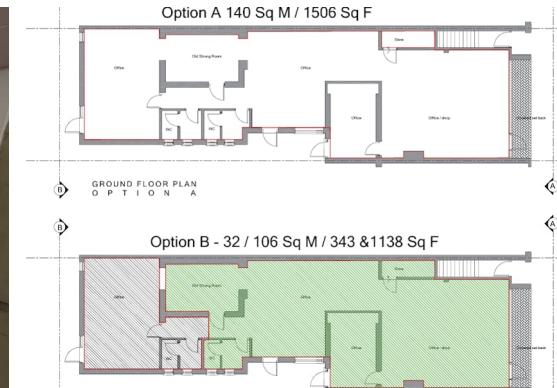
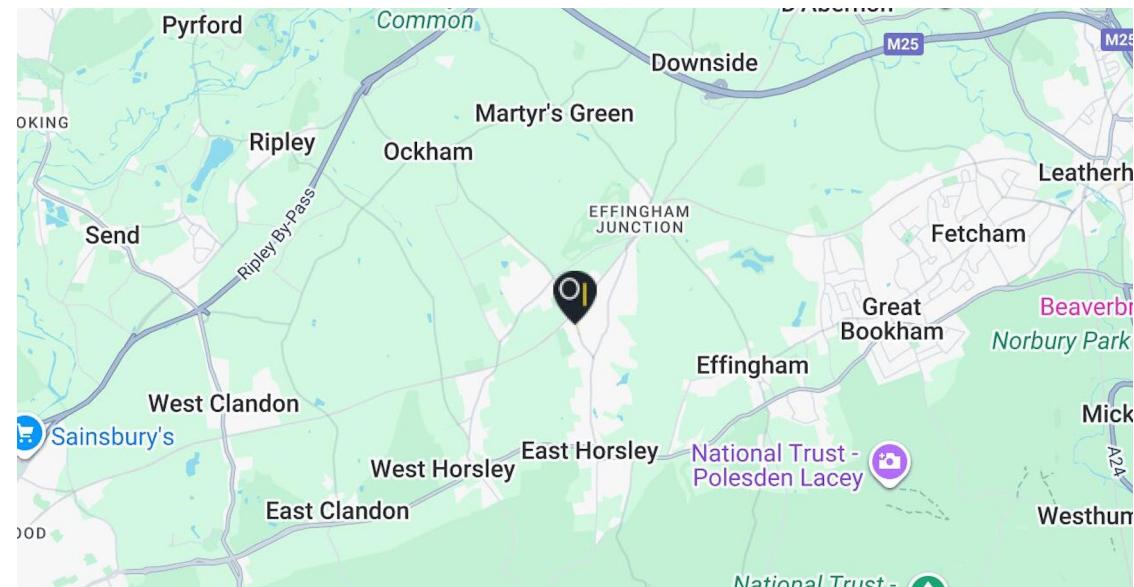
Rates payable: £7,734.50 per annum

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

Legal costs

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



Contact

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