

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

PH 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 Horsely 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 Horsely 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

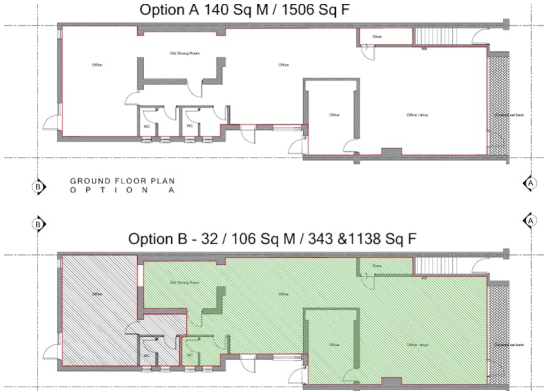
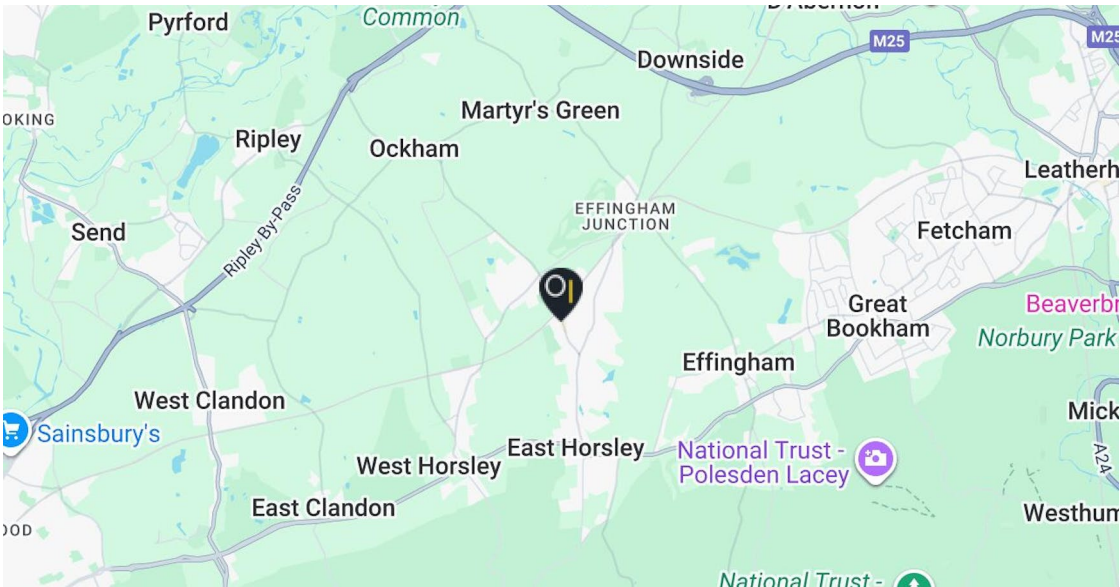
Rateable value: £15,500  
Rates payable: £7,734.50 per annum

## 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

**Charlie Williams**  
T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated