



Character Retail Unit in the Heart of Gomshall Village.

- Prominent village centre location
- Attractive glazed retail frontage
- Bright open-plan sales area
- Character vaulted ceilings with rooflights
- Electric security shutter
- Kitchenette and WC facilities
- Suitable for a variety of retail/showroom uses (STPP)
- Excellent access to the A25 and Gomshall Railway Station



Location

48 Station Road occupies a prominent position within the centre of Gomshall, an attractive Surrey village situated between Guildford and Dorking. The property benefits from good visibility on the main thoroughfare and is close to local amenities, with Gomshall Railway Station just a short walk away, providing regular services to Guildford and Redhill.

The village is well connected via the A25, offering convenient access to the wider Surrey road network.

Description

48 Station Road comprises an attractive self-contained retail unit occupying a prominent roadside position in the heart of Gomshall village. The property benefits from an open-plan sales area with excellent natural light, feature vaulted ceilings with rooflights, a glazed shop frontage with electric security shutter, together with ancillary kitchenette and WC facilities.

The premises are well suited to a variety of retail, showroom or other commercial uses (subject to any necessary consents).

Accommodation

Name	sq ft	sq m
Ground	465.92	43.29
Total	465.92	43.29

Terms

New Lease

Rent

£14,500 per annum

Rates & Charges

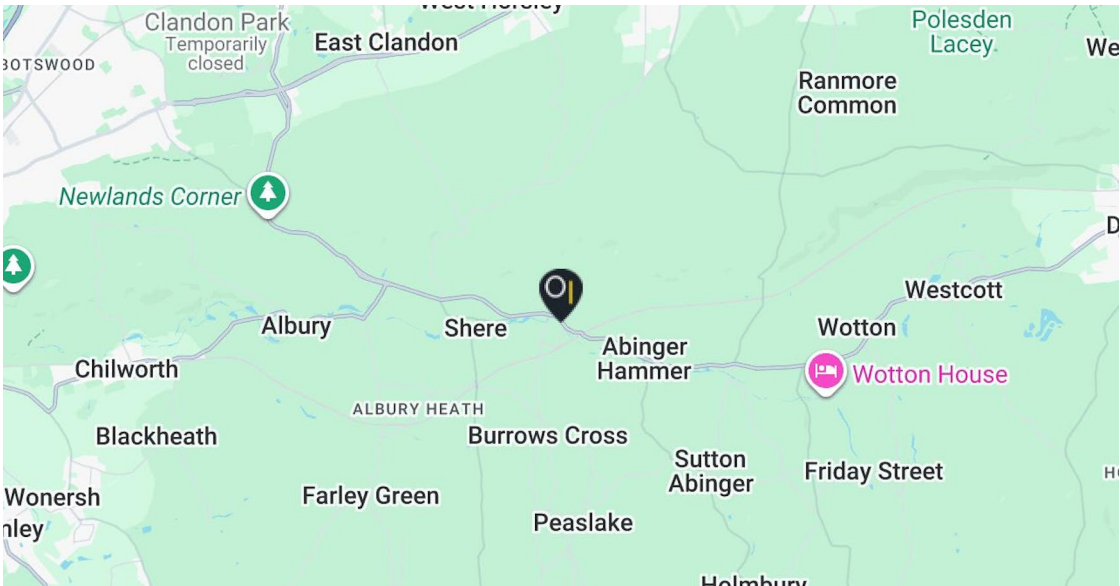
Rateable value: £3,600

EPC

C (53)

Legal costs

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



Contact

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