Office, Retail

TO LET

The Lodge, High Street, Hartley Wintney, RG27 8NY

Character Class E Office / Retail Unit in heart of village centre with private car park

Summary

Tenure	To Let
Available Size	815 sq ft / 75.72 sq m
Rent	£30,000 per annum
Rates Payable	£5,613.75 per annum Note: Small Unit Business Rate Relief may be applicable, subject to status
Rateable Value	£11,250
EPC Rating	D (88)

Key Points

- Presented to a very high standard throughout
- Mainly open-plan
- Private car park
- Self-contained, character office / retail building
- Central heating / WC / shower / kitchenette

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DESCRIPTION

Located in the central village area, The Lodge has adaptable internal space for office or general Class E use.

The property provides character internal space to a very high standard throughout, with gas central heating and partial air-conditioning. It has a private WC with shower, kitchenette, 3 private offices / meeting rooms plus additional attractive lobby entrance, small private terrace and a private car park.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office / Retail area	815	75.72	Available
Total	**815**	**75.72**	

TERMS

Available on new lease terms.

RENT

£30,000 per annum.

RATES

Rateable value - £11,250 per annum.
Rates payable - £5,613.75 per annum.

Note: Small Unit Business Rate Relief should be applicable, subject to status.

EPC

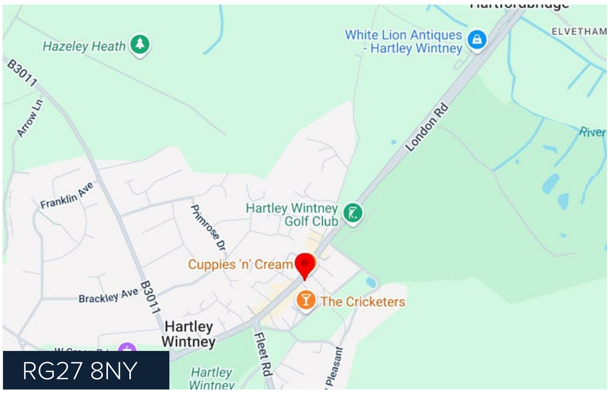
EPC D/88.

LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.

TERMS

New lease terms available.



Viewing & Further Information

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