

**FORMER ROYAL BRITISH LEGION CLUB
LOWER ROAD, EFFINGHAM, KT24 5JP**



FORMER ROYAL BRITISH LEGION CLUB BUILDING WITH D1 USE **TO LET**



KEY FEATURES

- 448m²/4,824 sq ft hall with extensive parking
- 49 parking spaces including 4 disabled spaces
- Affluent village in the heart of Surrey
- Existing D1 use
- Suitable for clinics, health centres, creche, day nursery, place of worship

FORMER ROYAL BRITISH LEGION CLUB LOWER ROAD, EFFINGHAM, KT24 5JP



DESCRIPTION

The property is a former Royal British Legion Hall which comprises a detached single storey building benefitting from excellent car parking provision to the front and rear.

There are a total of 49 parking spaces on site 4 of which are designated as disabled.

The property is divided into two separate parts which include the Royal British Legion club premises and a self contained building which adjoins the main property to the rear which is excluded from this lease.

Internally, the accommodation provides an entrance hall to the front, a large hall to the centre with bar and stage area, a meeting room, kitchen, further separate bar, snooker room and WCs. The property benefits from air conditioning.

SCHEDULE OF AREAS

Description	M ²	Ft ²
Ground floor	448.23	4,824
TOTAL	448.23	4,824

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice on a GIA basis.

FORMER ROYAL BRITISH LEGION CLUB LOWER ROAD, EFFINGHAM, KT24 5JP



LOCATION

Effingham is an affluent village ideally situated in the heart of Surrey to the north east of Guildford and south west of Leatherhead.

The property is located to the north-east of the village centre on the northern side of Lower Road to the east of its junction with Lutyens Close. Howard of Effingham Secondary school and St. Lawrence Primary school are close by.

Road communications are excellent and are provided by the A246 and A24 with the M25 (Junction 9) located approximately three miles to the north east at Leatherhead.

Main line rail services are provided from Effingham Junction and Bookham Station with a journey time to London Waterloo of 42 minutes.

SPECIFICATION

- Gated Access
- Air conditioning (not checked for working order)
- Excellent parking
- Large hall
- Excellent outside space
- Prominent roadside frontage
- D1 use

FORMER ROYAL BRITISH LEGION CLUB LOWER ROAD, EFFINGHAM, KT24 5JP



EPC

Rating: C 55

Ref No: 9918-3065-0132-0500-0795

TENURE

Leasehold

RENT

£50,000 per annum exclusive.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment. Please contact Arbnor Salihi.

CONTACT

Arbnor Salihi
Vail Williams LLP
Dover House
34 Dover Street
London
W1S 4NG

Tel: 0203 589 0050
Tel: 07895 918 715
Email: asalihivailwilliams.com

Matt Clarke
Vail Williams LLP
450 Bath Road
Longford
Heathrow
UB7 0EB

Tel: 0208 283 0601
Tel: 07787 523 808
Email: mclarkevailwilliams.com



Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. **April 2017.**

Birmingham Crawley Guildford Heathrow London Portsmouth Southampton Thames Valley

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation