



Rent £10,000 Per annum

Size 183 Square feet

Ref #3401

Address

Address: 5 Grove Corner

Postcode: KT23 4LP

Town: Bookham

Area: Surrey

Location

Within a few minutes' walk of Bookham High Street. The premises occupy a sought-after position opposite the public car park, offering exceptional convenience for customers and making it an attractive retail location.

Description

A fantastic opportunity to rent lock-up shop in an attractive location, benefiting from the additional advantage of a separate rear store. The premises are available on a new lease, with terms to be agreed, and would suit a variety of occupiers within Use Class E.

Situated in a convenient position opposite the public car park, the property offers excellent accessibility and ease of parking for customers, enhancing its appeal as a retail destination. The shop is surrounded by a range of established independent retailers, contributing to a vibrant and well-supported trading environment.

The retail unit measures 183 sq ft overall with the added benefit of a separate storage unit located to the rear of the property.

EPC Band - C

Early viewings are recommended

General Information

Tenure:	Leasehold
Rent:	£10,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £5,700 per annum, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✔ 'E' Use class
- ✔ Low passing rent
- ✔ Parking close by

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

