

**FORMER BANKING PREMISES
688 SQ. FT. (64 SQ.M.)
TO LET**



**24 Station Parade, Ockham Road South, East Horsley, Surrey KT24 6QN
(Of particular interest to Estate and Letting Agents and other professional A2 uses)**

LOCATION:

Prominently positioned in the heart of the Village close to East Horsley Railway Station providing access to Guildford, Leatherhead and London Waterloo. Local facilities are close by to include Barclays Bank, Lloyds TSB Bank, Budgens Store.

DESCRIPTION:

Set within mature grounds, an attractive single storey building with brick and flint and timber clad external walls. The property is approached from the pavement via steps leading to the front entrance and internally:

Former Banking Hall	:	399 sq.ft.
Office 1	:	127 sq.ft.
Office/Staff Room	:	147 sq.ft.
w.c.		
Internal Store-room	:	<u>15 sq.ft.</u>

TOTAL : 688 sq.ft. (64 sq.m.)

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The accommodation provides flexible space and offers:

- Character accommodation in a high profile location
- The potential for effective business promotion and convenient location for visiting clients & customers.
- Electric heating.
- Sink unit with water heater
- w.c.

LEASE TERMS:

The lease is to be on a full repairing and insuring basis with rental offers invited around £15,500 p.a. exclusive. Other terms available for discussion.

RATES:

The Valuation Office Agency Website provides the following information:

Description : Bank & Premises
Rateable Value : £7,400
Small Business Rates relief may be potentially available.

LEGAL COSTS:

The ingoing tenant to pay the Landlords legal costs in the transaction.

VIEWING:

Strictly through the **Sole Agents:**
RICHARD DAVEY ASSOCIATES.
Tel: (01483 730060)

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING (F) (141)
(We will be pleased to email the complete Certificate upon request)

SUBJECT TO CONTRACT

REF: 382/02

These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.