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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

SHOP TO LET A1/A2 Use



108 High Street, Godstone, Surrey, RH9 8DR

- Ground Floor lock – up Shop Unit
- Attractive Village location close to Green
- Rent £9,750 per annum exclusive
- Planning Granted for A2 Professional Office Use
- Total area 43.5 sq m (468 sq ft)
- Oak Flooring

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

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Location:

The property is located on the triangle in the centre of Godstone Village in the mixed commercial and residential parade which includes Rayners Estate Agents, The Antiques Emporium and Godstone Village Crafts. The property therefore has the benefit of both being in the centre of Godstone Village and also being on the main A25 trunk road just south of the M25 at junction 6.

Accommodation:

The property comprises a highly attractive character building with a number of features including high ceilings, exposed solid wood beams, feature balcony storage area with modern kitchen and toilet facilities.

The approximate dimensions are as follows:

Ground Floor		
Retail area	36.6 sq m	(394 sq ft)
Kitchen	6.9 sq m	(74 sq ft)
Toilet		
Total	43.5 sq m	(468 sq ft)

Planning

Planning Permission has recently been granted for A2 Professional Office Use, thereby allowing the property to be used for office purposes, subject to the premises being open to the public. Alternatively it may continue to be used as a retail shop.

Terms:

The shop is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £6,950 per annum exclusive plus VAT (if applicable) subject to Contract.

Legal costs:

The ingoing Tenant to be responsible for both parties legal costs incurred in this transaction.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Business Rates:

According to the Government website the property has a Rateable Value of £7,500 The UBR for 2011/12 is 42.6p in the £. (Small Business Relief may apply call Tandridge District Council on 01883 722000 for more information).

Viewing:

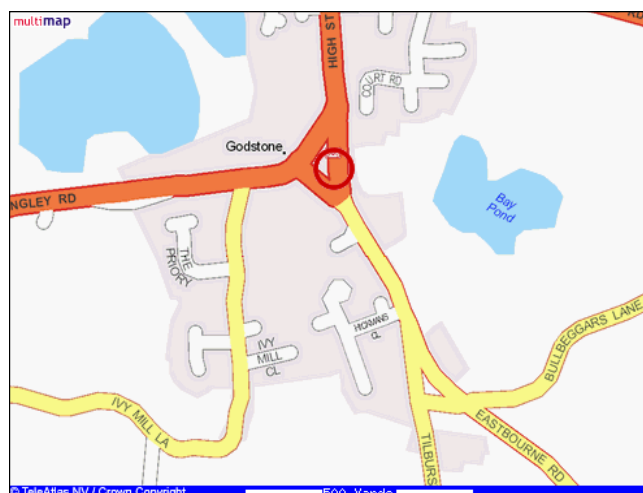
By appointment with Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website



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