

Retail Concession
TO LET

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 **Knights Garden Centre**
Limpsfield Road, Chelsham, Surrey, CR6 9DZ



**GROUND FLOOR RETAIL/
OFFICE**

TO LET

- Retail Concession in busy Garden Centre
- Ground floor Retail/Office space
- On site car Parking
- Self contained
- Forms part of the Knights Garden Centre

Viewing by appointment

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Knights Garden Centre **Limpsfield Road, Chelsham, Surrey, CR6 9DZ**

Location

The property is located on the Limpsfield Road (B269) joining Oxted and Warlingham, a busy link road between two population centres.

The retail unit is a part of the well known Knights Garden Centre in Chelsham. Knights Garden Centre has been in this location since 1995 and is a prominent destination in the local and greater surrounding area.

Description/Accommodation

The retail space comprises open plan ground floor accommodation with access via the Garden Centre and benefits from excellent display window frontage.

To the rear is a kitchenette and W/C.

The unit would suite a variety of uses but would especially benefit a business in the Landscaping/ architectural or house renovation sector.

Ample parking is available on site, the Garden Centre itself being very prominent.

Internal Area

Net internal areas as follows:

Ground Floor	57.87 sq m	622 sq ft
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Terms

The unit is available to rent on new IRI terms on a semi inclusive rent at £12,500pa.

Plus VAT (if applicable), Subject to Contract.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is TBC



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