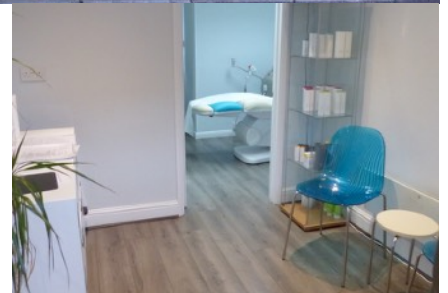


Oxted Office:
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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**11 HIGH STREET
LIMPSFIELD
SURREY RH8 0DR**

**GROUND FLOOR
USE CLASS E (RETAIL) PROPERTY
TO LET**

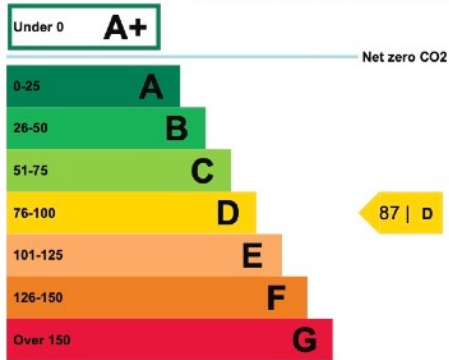
Location:

The property is located in Limpsfield High Street close to The Bull Public House. Limpsfield is a Village approximately one mile East of Oxted. The High Street has a number of other retailers including a well used local Coffee Shop, Picture Gallery, Book Shop and community run Grocery Shop and Post Office.

Sat Nav: RH8 0DR

3/15/2021

Energy performance certificate (EPC) - Find an energy certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your



Energy Performance Certificate:

Full information available upon request.

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 institution and trade associations or through the website www.lettingbusinesspremises.co.uk

Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited. Registered Company No 4841473 Company Registered in England

THE APPROXIMATE NET INTERNAL AREAS ARE AS FOLLOWS

Ground Floor Retail	9.75 sq m	105 sq ft
Rear Office/Storage room	7.79 sq m	84 sq ft
Kitchenette	5.16 sq m	56 sq ft
Total	22.7 sq m	244 sq ft

Description/Accommodation:

The property has most recently been used as a skin/laser treatment clinic and is partitioned off to create an open plan retail/reception area with rear treatment room/office. This could be opened up to provide a larger open plan retail/office area if required. There is also a well appointed kitchenette and wc to the rear of the property.

Terms:

A property is available to let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £7,500 per annum plus VAT (if applicable).

Legal costs:

Each party to be responsible for their own legal costs.

Business Rates:

The property will need to be reassessed upon occupation. The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply. For more information contact the Business Rates Department at Tandridge District Council on 01883 722000.

Viewing

Strictly by appointment with Sole Agents Gildersleve & Payne

Tel: 01883 723888

Contact Nick Payne MRICS Email nickp@gpcommercial.co.uk

or David Sutton BA (Hons) Email davids@gpcommercial.co.uk

www.gpcommercial.co.uk

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.