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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants



**23 HIGH STREET  
LINGFIELD  
SURREY  
RH7 6AA**

**SHOP  
TO LET  
(USE CLASS E)**

- *PRIVATE STAFF CAR PARKING AT REAR*
- *SHORT TERM STREET PARKING AVAILABLE FOR CUSTOMERS*
- *BUSY HIGH STREET LOCATION*

**Location:**

The property is situated on the north side of the High Street close to the Co Op Supermarket. Lingfield which is famous for its Race Course is situated on the East Grinstead to London/Victoria line with two trains an hour throughout the day. Access to the motorway network is either via Godstone to the North (junction 6 M25) or the M23 (Crawley junction) to the west.

**Sat Nav:** RH7 6AA

**[www.gpcommercial.co.uk](http://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.

**Energy Performance Certificate** HM Government  
Non-Domestic Building

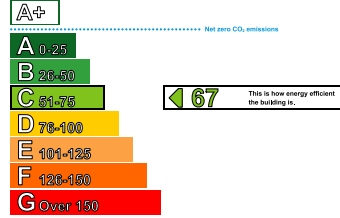
23, High Street  
LINGFIELD  
RH7 6AA

Certificate Reference Number:  
0799-2897-7230-5600-3303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

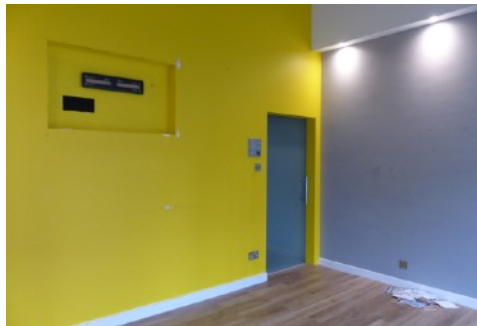


**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Mechanical Ventilation  
Total useful floor area (m<sup>2</sup>): 63  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 92.21  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
29 If newly built  
84 If typical of the existing stock



**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](http://www.lettingbusinesspremises.co.uk)

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**THE CURRENT NET INTERNAL AREAS ARE AS FOLLOWS**

GROUND FLOOR RETAIL AREA	66 sq m	710 sq ft
REAR STORAGE	7.92 sq m	85 sq ft
<b>Total</b>	<b>73.92 sq m</b>	<b>795 sq ft</b>

**Description/Accommodation:**

The property has been occupied recently by a Photography Studio and has been refurbished to a good condition. Internally the property benefits from two wc's and a kitchenette. There is a private car park at the rear of the unit with can be used for staff parking and there is on street parking to the front for customers to use on a short term basis.

**Terms:**

The unit is available on a new lease for the term to be agreed at a commencing rent of £13,500 per annum, Subject to contract and VAT (if applicable).

**Business Rates:**

According to the Government website the property has a Rateable Value of £6,500. The UBR for 2020/21 is 49.9p in the £.

**Legal costs:**

Each party to be responsible for their own legal costs.

**Energy Performance Certificate:**

Full information available upon request

**Viewing**

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

Nick Payne MRICS E: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk) or

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