

PROMINENT GROUND FLOOR 'E' CLASS LOCK-UP PREMISES TO LET

800 sq ft (74.32 sq m) approx.



52 NEW ROAD • CHILWORTH • SURREY • GU4 8LU

LOCATION:

The property is located in the middle of Chilworth and comprises an end of terrace property with direct frontage to New Road. Chilworth is well located for access to Guildford and the neighbouring villages of Shalford and Albury. Chilworth main line railway station is located a short distance from the property and provides a commuter service to Guildford and Reading to the North and Gatwick Airport to the South.

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DESCRIPTION:

The ground floor commercial property comprises end of terrace, of brick construction probably dating from the late Victorian period and over the past few years occupied by both a retailer and latterly as a serviced office provider.

ACCOMMODATION: *The property currently comprises the following accommodation. Please note that any sizes quoted are approximate:*

- **Retail/Office: Split into 3 x separate office/areas**
- **Double Entrance Door**
- **Spot Lighting**
- **Laminate flooring throughout**
- **Kitchen: Not measured**
- **WC/Cloak: Not Measured**

TENURE:

The premises are offered on new lease with flexible terms to be agreed and at a rent of £12,000.00 per annum exclusive.

VAT:

The premises are not elected for VAT.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

BUSINESS RATES:

Rateable Value: £6,800.00

Rates Payable: Small Business Rate Relief may apply subject to status.

VIEWING:

Strictly by prior appointment through the **Sole Agents**.



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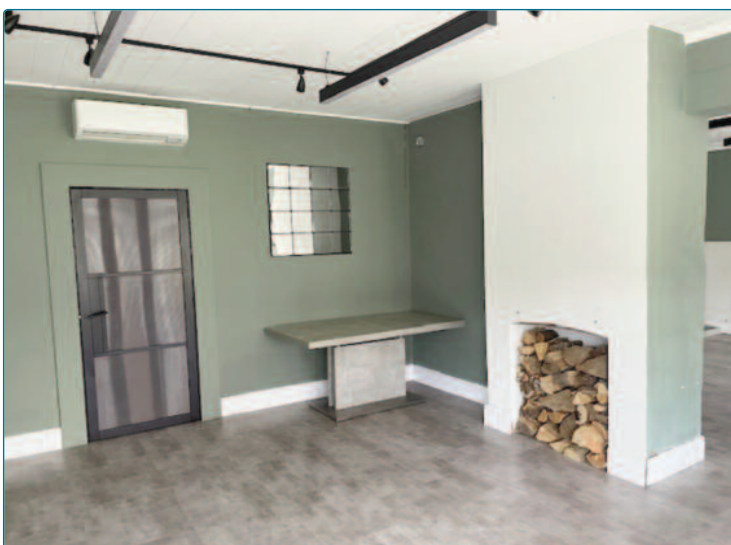
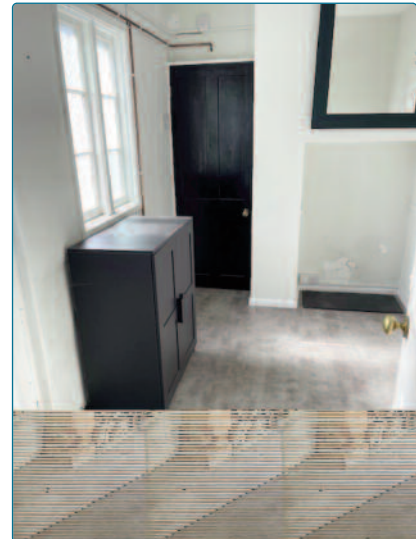
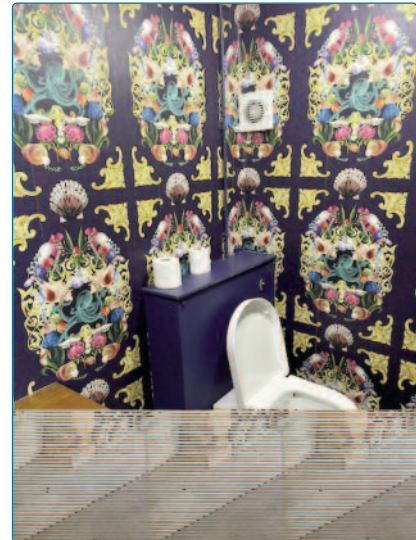
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NOTE:

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