

PROMINENT RETAIL PREMISES TO LET (GROUND FLOOR ONLY)

1,101 sq ft (102 sq m) approx.



THE RIPLEY PHARMACY • HIGH STREET • RIPLEY • SURREY • GU23 6BB

LOCATION:

The subject premises are situated on the southern side of the High Street close to an assortment of private retailers in the prosperous village of Ripley. A number of well-known and established retailers are situated in Ripley including the Michelin star rated Clock House Restaurant whilst other occupiers include Budgens and One-Stop.

Ripley is well located for access to the A3 (London to Portsmouth Road) and Junction 10 of the M25 at Wisley, whilst the more established commercial centres of Guildford and Woking are readily accessible.



DESCRIPTION:

The premises are arranged to provide broadly open plan Ground Floor accommodation together with ancillary space to the rear including WC and Kitchen facilities in addition to a small basement. Additionally, there is a small Courtyard area to the rear.

ACCOMMODATION: (all areas are approx.)

Sales area	528 sq ft
Kitchen/ancillary	- not measured
WC facilities	- not measured
Total:	1,101 sq ft
Basement	66 sq ft

TERMS:

The premises are available to let on flexible terms.

RENT:

£15,000.00 per annum exclusive.

VAT:

The premises are elected for VAT.

BUSINESS RATES:

Rateable Value: £9,400.00

Rates Payable: **£4,690.00** per annum approx.

NB: Small Business Rates relief may apply subject to status.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

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



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NOTE:

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Energy Performance Certificate Non-Domestic Building



The Old Cellar
High Street
Ripley
WOKING
GU23 6BB

Certificate Reference Number:
9383-3063-0411-0900-1195

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 124 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	64
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	152.05
Primary energy use (kWh/m ² per year):	899.41

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

75 If typical of the existing stock

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