

**PROMINENT RETAIL PREMISES**  
**LONG LEASE FOR SALE (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	-
WC facilities	-
<b>Total:</b>	<b>1,101 sq ft</b>
Basement	66 sq ft

**TERMS:**

The premises are For Sale by way of a Lease dated 7th July 2015 which was drawn for a period 999 years from 1st June 2015.

**PRICE:**

**£250,000.00 (Leasehold)**

**VAT:**

VAT is applicable.

**BUSINESS RATES:**

Rateable Value: £9,400.00

Rates payable: **£4,615.00** per annum approx.

**LEGAL COSTS:**

Each party to bear their own professional and legal costs.

**VIEWING:**

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



Rod Walmsley  
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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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 124 This is how energy efficient the building is.

### Technical Information

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