



Rent £22,000 Per annum

Size 1,313 Square feet

Ref #3200

Address

Address: Russell House, Kingston Avenue

Postcode: KT24 6QT

Town: East Horsley

Area: Surrey

Location

Located behind Station Parade in East Horsley with it's shops and cafes and just moments from the train station.

Description

£22,000 p.a. Two year lease- the current tenant will exercise the break option in 2027

Available to let is this bright and spacious office, suitable for a variety of different uses under the E Use class.

The unit is currently partitioned to form four small offices and a meeting room but the partitions could be removed to create a large open plan space.

There is a fitted kitchen area as well as male and female WC's.

There is on street parking located outside and on Station Parade.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£22,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £11,250, so full small business rates relief should currently apply, subject to the usual criteria.
Lease details:	Two years

Features

- ✓ 'E' Use class
- ✓ On street parking
- ✓ Thriving village

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



