



Rent £18,500 Per annum

Size 1,000 Square feet

Ref #2855

Address

Address: 97-99 The Street **Postcode:** KT22 9RD

Town: Fetcham Area: Surrey

Location

Fetcham Village has a good mix of restaurants and retailers including a Tesco express. Easy on street parking close by.

Description

RENT FREE PERIOD AVAILABLE.

Double fronted unit offering approximately 1000 sq ft of space in total. The front retail element measures approximately 500 sq ft, with the rear rooms offering a further 500 sq ft. The previous occupier was a hair salon and so the current layout offers separate beauty rooms to the rear, plus two shower rooms a W.C. and a kitchen area with door to side access. Other uses will be accepted by the Landlord, subject to any necessary consents from the Council. New lease available. Sub-letting of parts (rear rooms) will be considered by the Landlord. Current rates relief holiday applies.

General Information

Tenure: Leasehold

Rent: £18,500 Per annum

Legal fees:Both parties to be borne by the ingoing tenant/purchaser

Rateable value: The VOA website states a R.V. of £8,500, payable at the

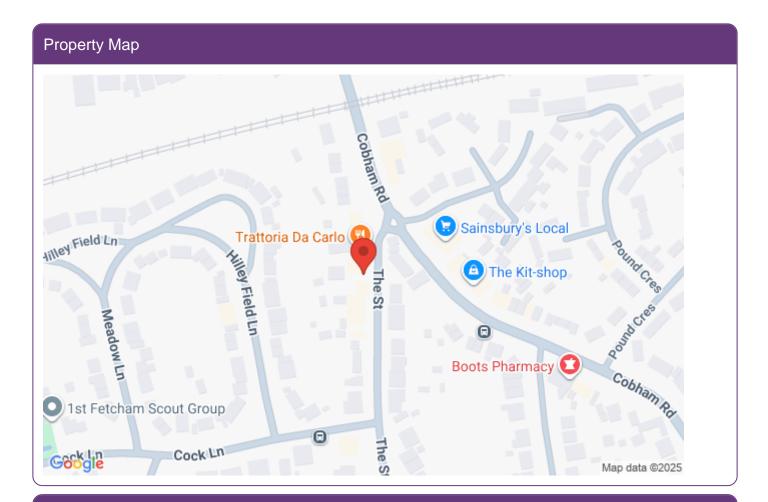
prevailing rate.

Lease details: New lease for a term by negotiation.

Features

✓ A1 use
✓ Double fronted
✓ Immediately available
✓ May suit other uses STC

✓ On street parking ✓ Viewings by appointment only



Important notice

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Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



