



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

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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



