



Rent £20,000 Per annum + VAT

Size 638 Square feet

Ref #2937

Address

Address: Office/yard Shalford Station

Postcode: GU4 8JZ

Town: Shalford

Area: Surrey

Location

Located approximately 2 miles south of Guildford and adjacent to the Station. There is an excellent local coffee shop just a short walk away.

Description

The office was refurbished approximately 2 years ago to include new Kitchen, WC, decorations and carpets and benefits from having a secure yard adjacent to it, which measures approximately 1,256 sq ft. The premises should currently qualify for Small Business Rates Relief, subject to the usual criteria.

We are pleased to be offering this property to let on behalf of our clients 'The Arch Co' 'The Arch Co' hold a portfolio of properties and for that reason there are certain procedures that must be followed in order for consistency within the company. Any proposed alterations to the premises must be reviewed by the Landlord prior to lease. References will be required. Lease administration cost to Tenant of £395 + Vat. Licence for alterations (if required) £350 + Vat.

General Information

Tenure:	Leasehold
Rent:	£20,000 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a valuation of £5,400, payable at the prevailing rate.
Lease details:	New 3 or 6 year agreement to be granted, drafted outside the Landlord and Tenant Act 1954. Rent Reviews are OMV every 3 years. If a 3 year lease the Landlord will require an annual increase in line with the RPI plus a minimum of 1.5%.

Features

- ✓ 24/7 access
- ✓ Available immediately
- ✓ Close to station
- ✓ 'E' Use class
- ✓ Yard area

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.

