



**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

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





