





**Rent** £15,000 Per annum

**Ref** #3355

## Address

**Address:** Office and forecourt, Forest Road

**Postcode:** KT24 5HE

**Town:** East Horsley

**Area:** Surrey

## Location

Located on Forest Road next to the local mini mart and within walking distance of Effingham Main Line Station.

## Description

**Rare opportunity to rent a small office with a large forecourt suitable for approximately 15 cars, located on a popular main road between Effingham and East Horsley.**

The premises include a self-contained W.C. to the rear of the office. The internal space is suitable for accommodating two desks and would be ideal for car sales, vehicle storage, or similar uses.

Please note that the adjacent larger premises are also available at a rent of £18,000 p.a. providing 940 sq ft with the addition of rear yard use and 2/3 parking spaces.

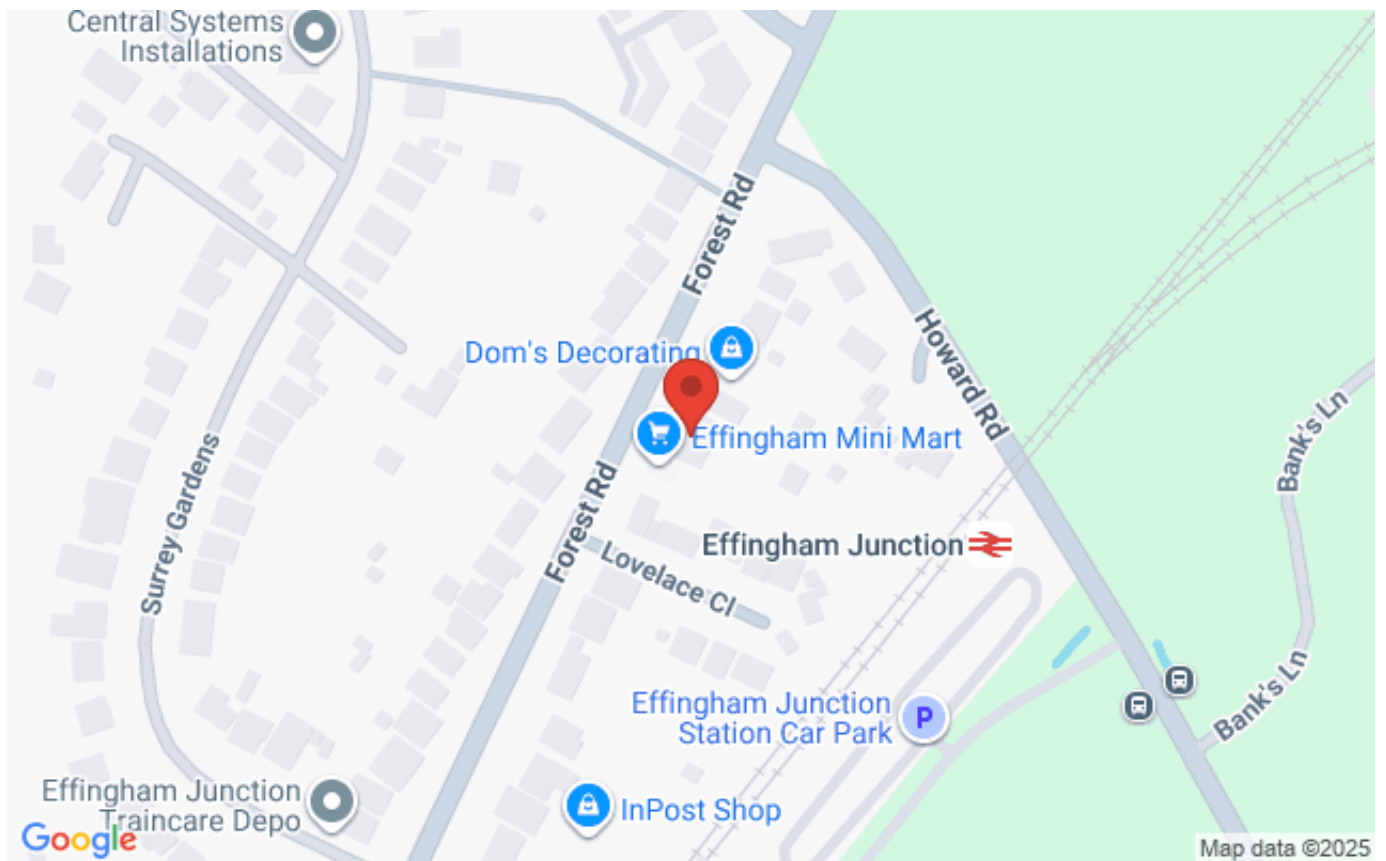
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£15,000 Per annum
<b>Rent details:</b>	Exclusive of rates and VAT, if applicable.
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	New lease or license for a term to be agreed.

## Features

- ✓ Forecourt
- ✓ Available immediately

## 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.





