franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £10,000 Per annum **Size** 183 Square feet **Ref** #3401

Address

Address: 5 Grove Corner

Postcode: KT23 4LP

Town: Bookham

Area: Surrey

Location

Although in a secondary location, the premises occupy a sought after position opposite the public car park, offering exceptional convenience for customers and making it an attractive retail location. Within a few minutes walk of Bookham High Street.

Description

A fantastic opportunity to rent lock-up shop in an attractive location, benefiting from the additional advantage of a separate rear store. The premises are available on a new lease, with terms to be agreed, and would suit a variety of occupiers within Use Class E.

Situated in a convenient position opposite the public car park, the property offers excellent accessibility and ease of parking for customers, enhancing its appeal as a retail destination. The shop is surrounded by a range of established independent retailers, contributing to a vibrant and well-supported trading environment.

The retail unit measures 183 sq ft overall. The storage unit has not been inspected/measured by Franklin Commercial.

EPC Band - C

Early viewings are recommended

General Information

Tenure:	Leasehold
Rent:	£10,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £5,700 per annum, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- 'E' Use class
- Low passing rent
- Parking close by

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.

Red Bull
Sunpride
tropical

PLEASE KEEP YOUR DISTANCE

RON FOWLER & SON