franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £25,000 Per annum **Size** 2,000 Square feet **Ref** #3319

Address

Address: 21 Burrow Hill Green
Postcode: GU24 8QP
Town: Chobham
Area: Surrey

Location

A charming rural setting within 0.8 miles of Chobham High Street, ideal for destination led businesses seeking a picturesque yet accessible location.

Description

Guide rent £25,000 p.a.

An excellent opportunity to rent this generously sized two-storey commercial building.

Previously occupied by a baby store, the premises would be well-suited to a variety of uses such as a showroom, studio, office, retail space, or workshop (subject to consent, if required). Please note: food-related businesses/ cafes/ restaurants will not be considered.

The accommodation measures approximately 1,294 sq ft on the ground floor, with an additional 706 sq ft on the first floor.

The building benefits from two allocated parking spaces to the front of the property.

Please note that the landlord retains use of a workshop space situated at the front of the first floor. Any incoming tenant must allow access through the premises to reach this space. Please note this area is not included in the quoted floor space.

EPC band - E.

Please contact Franklin Commercial to arrange a viewing - 0207 117 2526

General Information

Tenure:	Leasehold
Rent:	£25,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a RV of £16,500 from the 1st April 2026, payable at the prevailing rate.
Lease details:	New 5 year lease with a mutual option to break at the end of the 2nd year, subject to six months prior written notice.

Features

- 'E' Use class
- Allocated parking
- Rural location

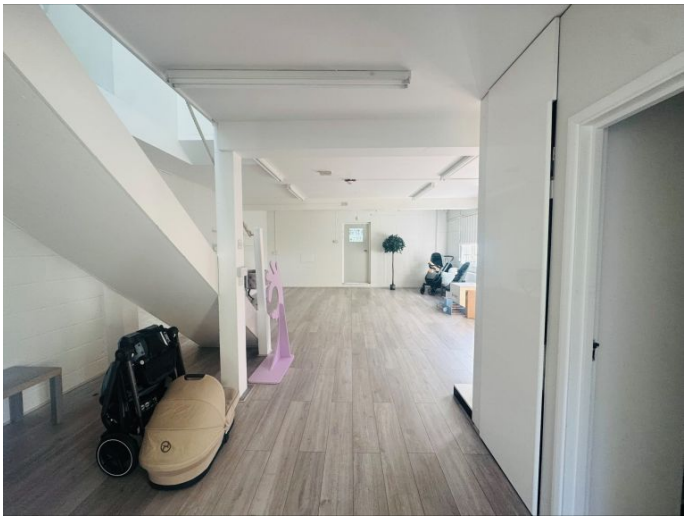
Property Map

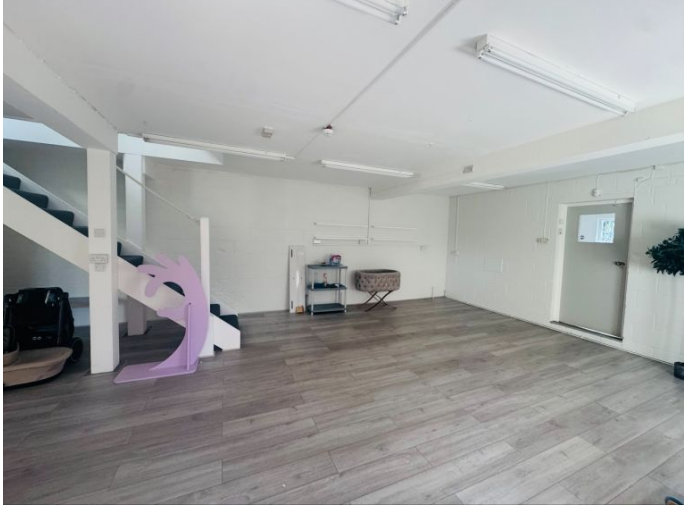
Important notice

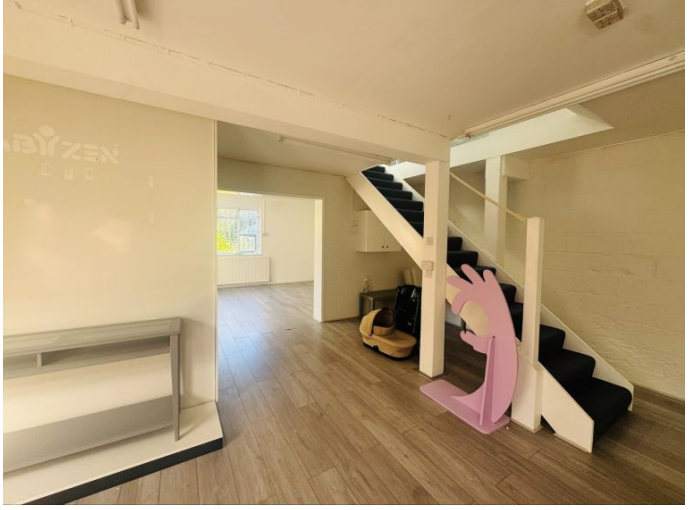
Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, 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).

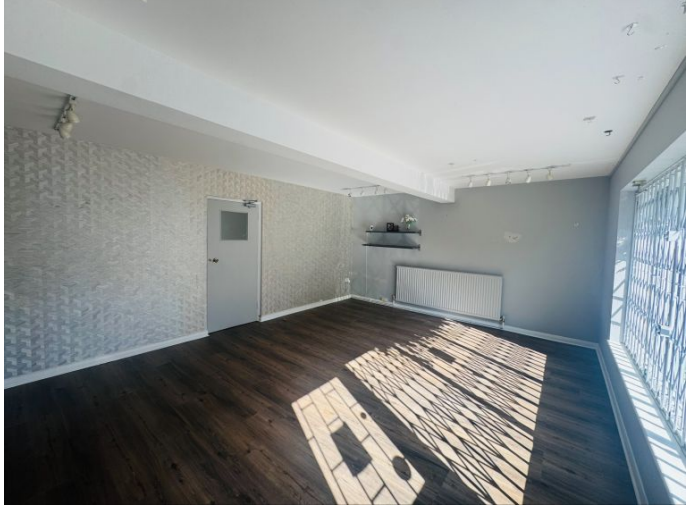
Tenant Fees

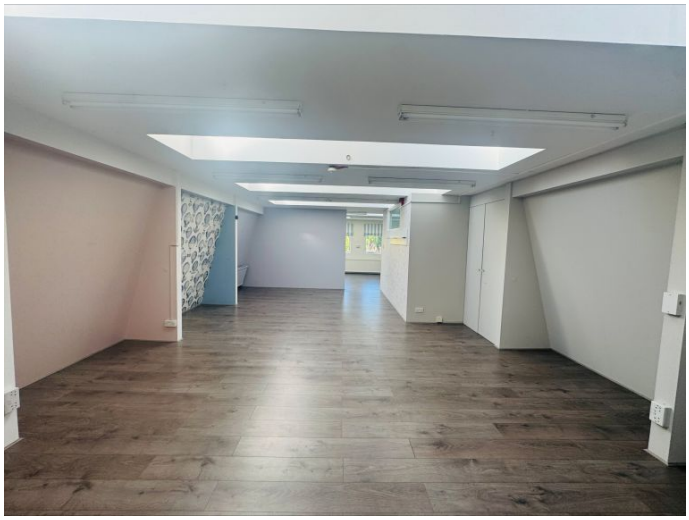
Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



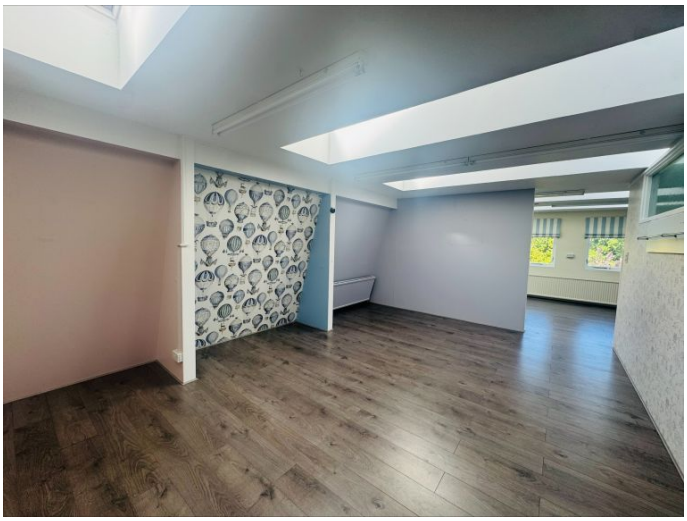








cubex



The BABY SERVICE
Boutique