

LOCK-UP SHOP

TO LET

682 ft² (63.36 m²)

25 HIGH STREET, FRIMLEY, SURREY GU16 7HJ



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- ▶ **Prime location on Frimley High Street**
- ▶ **Nearby occupiers include Boots Opticians, Post Office, Londis & Waitrose**
- ▶ **Public car park close by**
- ▶ **Customer parking available also in the High Street**
- ▶ **Class E Use**

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LOCATION

The premises are situated in a prime part of Frimley High Street. Nearby occupiers include: Londis, Boots Opticians, Post Office & Waitrose. Public car parks are close by & there is on street parking. Junction 4 of the M3 is within a mile of the property.

DESCRIPTION

A ground floor lock up shop with rear access for deliveries. The shop has previously been used for beauty therapy and is partitioned into front reception and rear treatment rooms. The previous use or something similar would be ideal but any use will be considered.

ACCOMMODATION

Approximate floor areas for the shop as follow:-

Internal Width	6.15m	20' 2"
Shop Depth	11.10m	36' 5"
Shop Area	63.36 sq m	682 sq ft
Total Floor Area	63.36 sq m	682 sq ft

RENT

Rental offers in the region of £22,000 per annum exclusive. A new lease is available on a fully repairing and insuring basis subject to 5 yearly upward only rent reviews.

RATEABLE VALUES/RATES

We understand that the Rateable Value for 1st April 2023 is £17,750 equating to £8,857.25 rates payable (although all business rates for small businesses are being capped at £600 payable until April 2024).

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

SERVICE CHARGE

There is a service charge in relation to external repairs and some other items.

VAT

We understand that the rent and outgoings apart from rates will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATES (EPC)

101-125

E

114 | **E**

LEGAL COSTS

Each party to pay their own legal costs in the matter.



FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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