

## **YARD AND PREMISES TO LET (NEW LEASE)**

*4,018 Sq ft approx. on 1.02 x acres (0.41 hectares) approx.*



**LONG VERE BARNs • GODALMING ROAD**

**LOXHILL • HASCOMBE • NR GODALMING • SURREY • GU8 4BQ**

**LOCATION:**

The property is situated on the main Godalming Road approximately 4½ miles from Godalming Town Centre and some 1¾ miles from Dunsfold a short distance from the Village of Hascombe.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131**

**w: www.gascoignes.com e: enquiries@gascoignes.com**

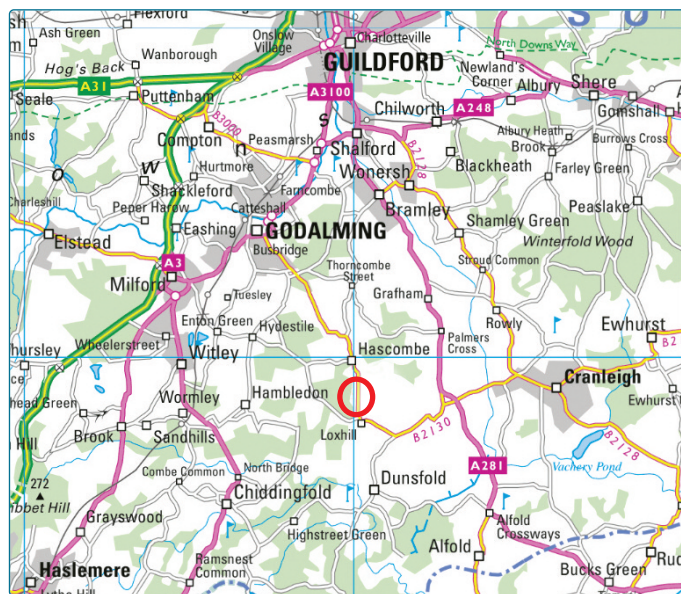


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### DESCRIPTION:

The available accommodation comprises a large yard extending to approximately 1 x acre upon which are an assortment of Workshops and Stores that extend to some 4,000 sq ft approx. The accommodation benefits from Kitchenette and WC facilities and provides useful Offices/Administration and Storage space. The site also benefits from secure entrance gates, fencing and CCTV.



### ACCOMMODATION: *(all areas are approx.)*

**Total site area**

- 1.02 acres (0.41 hectares) approx.

**Workshop/Offices/Stores**

- Arranged as two separate buildings extending to some 4,018 sq ft approx

### TERMS:

The premises are available by way of a new lease for a period to be agreed.

### PLANNING:

**A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT – WA/2021/02734** has been obtained under S191 for use of site for purposes within Class E with ancillary office and storage functions (including some open storage).

### RENT:

£60,000.00 per annum.

### VAT:

VAT is not payable on the rent.

### LEGAL COSTS:

Each party to bear their own costs.

### BUSINESS RATES:

Waverley Borough Council.

Rating assessment: 'Store & Premises' - £3,650.00

**NOTE:** Applicants are advised to make their own enquiries as regards Business Rates but it would appear that Rates are currently not payable.

### VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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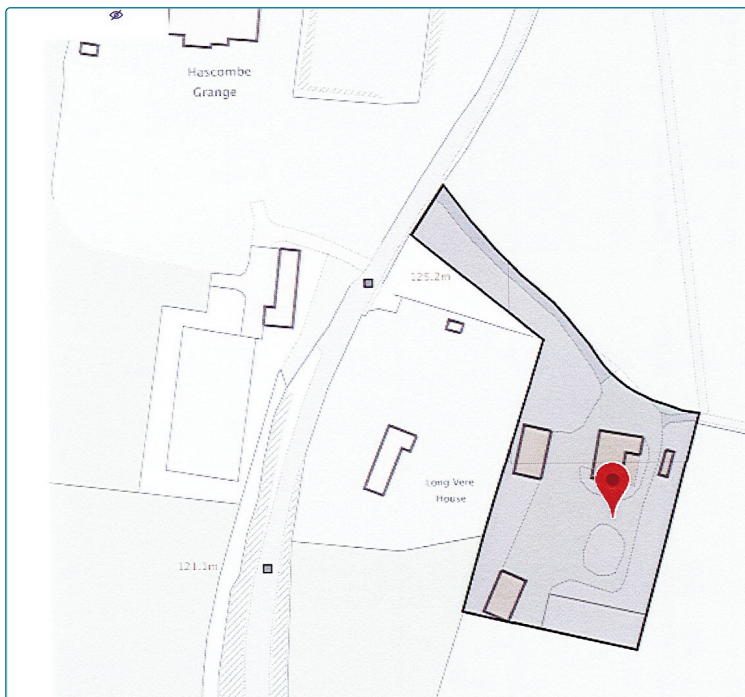
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#### NOTE:

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