

PROMINENT RETAIL PREMISES TO LET (GROUND FLOOR ONLY)

1,101 sq ft (102 sq m) approx.



THE RIPLEY PHARMACY ● HIGH STREET ● RIPLEY ● SURREY ● GU23 6BB

LOCATION:

The subject premises are situated on the southern side of the High Street close to an assortment or private retailers in the prosperous village of Ripley. A number of well-known and established retailers are situated in Ripley including the Michelin star rated Clock House Restaurant whilst other occupiers include Budgens and One-Stop.

Ripley is well located for access to the A3 (London to Portsmouth Road) and Junction 10 of the M25 at Wisley, whilst the more established commercial centres of Guildford and Woking are readily accessible.

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DESCRIPTION: The premises are arranged to provide broadly open plan Ground Floor accommodation

together with ancillary space to the rear including WC and Kitchen facilities in addition

to a small basement. Additionally, there is a small Courtyard area to the rear.

ACCOMMODATION: (all areas are approx.)

> Sales area 528 sq ft

Kitchen/ancillary - not measured WC facilities - not measured Total: 1,101 sq ft Basement 66 sq ft

TERMS: The premises are available to let on flexible terms.

RENT: £15,000.00 per annum exclusive. VAT: The premises are elected for VAT.

BUSINESS RATES: Rateable Value: £9,400.00

Rates Payable: £4,690.00 per annum approx.

NB: Small Business Rates relief may apply subject to status.

LEGAL COSTS: Each party to bear their own professional and legal costs.

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



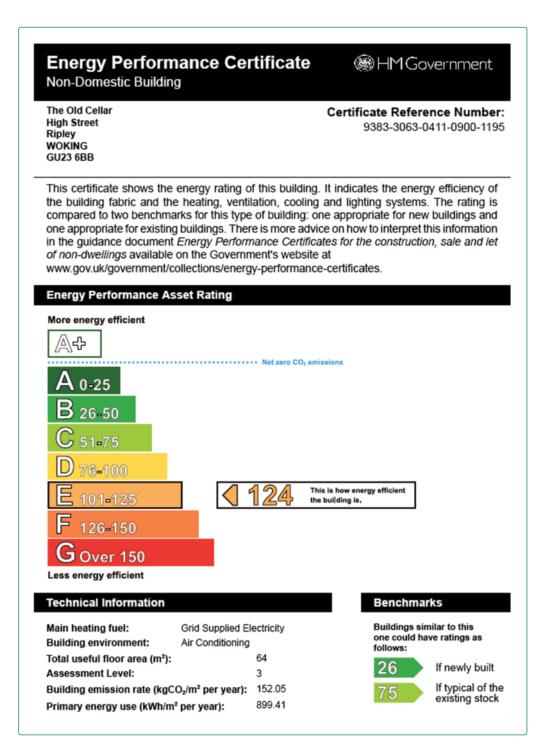
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