

CENTRAL RIPLEY



NEW LEASE

PROMINENT CLASS 'E' PREMISES
RETAIL/OFFICE/SHOWROOM
TO LET (NEW LEASE)
686 sq ft (63.75 sq m) approx.



128 HIGH STREET • RIPLEY • SURREY • GU23 6AY

LOCATION:

The premises are situated in a prominent position in the centre of the Village close to an assortment of shops, Restaurants and amenities. Road communications are good with the A3 close by providing access to Central London and the national road network via the M25. Guildford is some 5 miles to the South whilst Woking is a similar distance to the North.

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 premises extend to some 686 sq ft of ground floor space together with kitchen and WC facilities located to the rear of the premises. A car parking space is available in the courtyard to the rear.
- ACCOMMODATION:** *(All stated areas are approx.)*
- | | | |
|------------------------------|--------------|-------------------------------|
| Ground floor (front): | 3.64 x 12.65 | 46.04 sq m |
| Ground floor (rear): | 2.94 x 4.10 | 12.03 sq m |
| Kitchen/WC: | 1.71 x 3.33 | 5.68 sq m |
| Total: | | 63.75 sq m (686 sq ft) |
- TERMS:** The premises are available by way of a new lease for a term to be agreed.
- RENT:** **£15,000.00** per annum exclusive.
- VAT:** At present, the property is not elected for VAT.
- LEGAL COSTS:** Each party to bear their own legal and professional costs.
- BUSINESS RATES:** The premises have yet to be assessed for rating purposes.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** Viewing strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
rod@gascoignes.com andy@gascoignes.com

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NOTE:

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