

*Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014*

## **GROUND FLOOR RETAIL SHOP TO LET**

*780 sq ft (73 sq m) approx*



### **6 THE SQUARE**

**HEADLEY ROAD • GRAYSHOTT • SURREY • GU26 6LQ**

#### **LOCATION:**

The premises are situated in The Square, off Headley Road being the main retail pitch in the centre of the village, with nearby occupiers including the Co-op, Sainsbury's Local and Lloyds Pharmacy amongst others. Grayshott is located some 2 miles south of Hindhead on the B3002, approximately 15 miles from the centre of Guildford and 35 miles South West of London in what is a wealthy conclave and general catchment area. The town centre and main-line railway station at Haslemere is within 4 miles, with London being reached within 50 minutes and the A3 road access to London/Portsmouth within 1 mile.

# 6 THE SQUARE

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**DESCRIPTION:** The premises comprise a ground floor lock-up shop with a single-glazed shop front and a good-sized main sales area together with Office, Stock-room, Kitchenette and WC facilities. There is also one designated car parking space to the rear of the property.

**ACCOMMODATION:** (all areas net and approx:)

Main Sales Area:	6.40 x 7.00	482 sq ft (44 sq m)
Office:	2.30 x 3.70	92 sq ft (9 sq m)
Store:	2.70 x 3.70	108 sq ft (10 sq m)
WC Facilities:	1.80 x 2.30	
Kitchenette:	2.70 x 1.80	
<b>Total</b>		<b>780 sq ft (73 sq m)</b>

**TERMS:** Flexible term – the property is available to let on a new lease for a term to be agreed.

**RENT:** **£11,500.00** per annum exclusive.

**VAT:** The premises are not elected for VAT.

**SERVICE CHARGE:** Diminimus.

**LEGAL COSTS:** Each party to bear their own professional and legal costs in any transaction.

**RATES:**

Description:	Shop and Premises
Rateable Value:	£9,500.00
Rates Payable:	£4,664.50 (approx.) for the year 2015/16

*N.B. Small Business Rate Relief may be applicable*

**VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents**.



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