

NEW RETAIL SHOP LEASE

Trading as a high class ladies fashion shop, Previously known as Pinnocks Café

TO LET



NO 1 HIGH STREET

RIPLEY • SURREY • GU23 6AN

LOCATION:

Ripley is some 7 miles north east of Guildford about 1/2 mile north of the A3. It has a wide range of local shops, especially known for its antique shops, several good restaurants and many ale houses. Guildford offers fast trains to London Waterloo in 38 minutes approx. This is a highly sought after village set within the Surrey and well located for road transport with the A3 and M25 within easy access. Ripley is less than 20 miles from London and within 30 minutes drive of Heathrow and Gatwick airports. The village lies on the original A3 trunk road from London to Portsmouth and has several former Coaching Inns. The centre of the village and the shop is listed and within the Ripley Conservation Area where many of the properties date from the 16th and 17th centuries.

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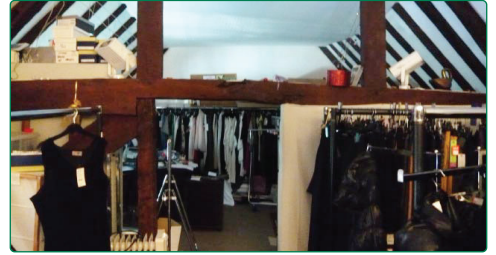
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DESCRIPTION:

The property is found on the High Street at the centre of this charming and highly sought after Surrey village. The property was originally built as a small terrace of artisan cottages. It dates from the mid 16th century and is a traditional timber framed building divided into three bays. The property we offer is today used as for A1 retail however the property has been used for a variety of uses in recent years, in addition to retail, it has been used as offices and as a shoe shop. It was well known in the cycling world as a stopping off point when it used to be known as Pinnocks cafe



PLANNING:

The property is within Ripley Conservation area and is grade II Listed. The property was listed in 1967. It has consent for use as an A1 retail shop, it has in the past been a café (A3) and an office (B1) and may be suitable for A2 and A3 uses. The Local Authority is Guildford Borough



ACCOMMODATION:

[All areas are approx]:

main sales area	675 sq ft
rear	230 sq ft
upper sales	250 sq ft

The shop occupies two floors, with the majority of retail space at the front, and currently ladies private dress rooms and some additional retail space at the rear of the ground floor. The first floor under the current arrangement uses about one third of the floor area as retail and the remainder for storage. In addition to a small tea/lunch station there are various cupboards and inner halls and three toilets. There is an access to the rear (fire exist) leading onto an enclosed paved terrace.



The main sales area is in two areas the larger is about 550 sq ft. The shop frontage is almost 40 ft to a depth of just over 17 ft and the smaller is about 125 sq ft and to a depth of 14½ ft. The rear is divided into four changing areas and additional display space it measures about 230 sq ft.

The 1st floor is part within the eaves and is divided as 3 bays, the first is sales space of about 250 sq ft and the remainder used as storage is 455 sq ft.

FACILITIES:

Full of character, exposed Oak beams and two inglenook fire places, this property also includes gas fired central heating and electric comfort cooling, overhead and fashion display lighting, and a security alarm by ADT. There is a right of access to the rear but no parking, although parking directly in front of the shop is permitted, and there are several free car parks within Ripley itself

NEW LEASE:

It is envisaged that a new full repairing and insuring lease will be offered with a minimum term of five years. Offers subject to a change of use may be considered on their merits. The property will be available to occupy from April 2011.

PRICE GUIDE:

Rental proposals are invited for a new lease on terms to be agreed. The property will be offered vacant. If a prospective tenant is interested in buying the goodwill and stock for the trading business known as Fashion Trapp this will be a separate negotiation with the outgoing tenant.

VIEWING:

The premises are trading as a high class fashion ladies shop and please respect this if viewing the property. **All viewing should be strictly by appointment with the selling agent at all times**



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NOTE:

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