# franklincommercial

## 020 7117 2526



Size 1,313 Square feet Ref #3200

#### Address

Address: Russell House, Kingston Avenue Postcode: KT24 6QT Town: East Horsley Area: Surrey

### Location

Located behind Station Parade in East Horsley with it's shops and cafes and just moments from the train station.

#### Description

Available to let is this bright and spacious office, suitable for a variety of different uses under the E Use class.

The current rent is £15,000 p.a however there is a rent review outstanding- Franklin Commercial are awaiting confirmation on the rent.

The unit is currently partitioned to form four small offices and a meeting room but the partitions could be removed to create a large open plan space.

There is a fitted kitchen area as well as male and female WC's.

There is on street parking located outside and on Station Parade.

Early viewings recommended.

#### **General Information**

Tenure:	Leasehold
Rent details:	*Rent Review outstanding- we are awaiting new rent details
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £11,250, so full small business rates relief should currently apply, subject to the usual criteria.
Lease details:	Existing lease with 8 years remaining. Tenant option to break in 2027.

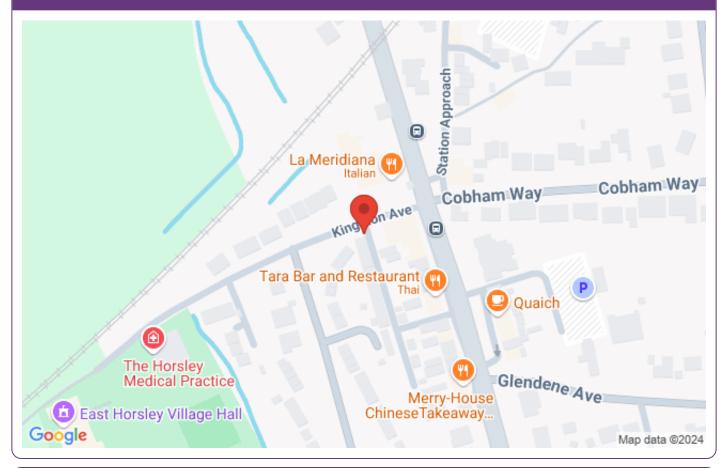
#### Features

'E' Use class

On street parking

Thriving village

#### **Property Map**



#### Important notice

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