



**Rent** £35,000 Per annum

**Size** 1,335 Square feet

**Ref** #3267

## Address

**Address:** Ground floor, Duncan House, High Street

**Postcode:** GU23 6AY

**Town:** Ripley

**Area:** Surrey

## Location

Occupying a prominent position in the centre of Ripley's High Street. Ripley hosts a variety of lovely local businesses. Within approximately 1 mile of the A3.

## Description

Opportunity to rent an attractive double-fronted shop premises with plenty of on street parking outside and close by.

The premises measure approximately 1335 sq ft including the kitchen and W.C. - floor plan attached to details.

The property would suit a variety of different users under the 'E' use class

Our client would also consider splitting the unit into two with the rents being £17,000 p.a. for the left hand side unit (facing the property) and £19,000 for the right hand side unit.

The premises will be available from the 1st April 2025.

Please call to arrange a viewing and do not approach the current tenants directly - 0207 117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£35,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £29,250 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ High Street location
- ✓ New lease available
- ✓ On street parking

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







