



**Rent** £12,500 Per annum

**Size** 427 Square feet

**Ref** #3278

## Address

**Address:** The East Wing, The Old Fire Station, Pycroft Road

**Postcode:** KT16 9HL

**Town:** Chertsey

**Area:** Surrey

## Location

The Old Fire Station is well located being situated on the junction of Pycroft Road and Fox Lane North/Abbots Way, at the southern end of Chertsey Town Centre. Chertsey Railway Station is a short walk away and provides a service to London Waterloo. Chertsey is strategically located for access to the M25 (Junction 11 – Chertsey) which in turn links to the national motorway network as well as Heathrow & Gatwick Airports.

## Description

Bright and spacious character office arranged over ground and first floor under a pitched tiled roof.

The Old Fire Station is a Grade II listed building dating back to 1890.

The property is well maintained and comprises two office suites on the ground floor measuring approximately 267 sq ft, a kitchen measuring 27 sq ft and a store room and WC. There is a further office on the first floor measuring approximately 133 sq ft in total.

Parking is available for two vehicles

Early viewings recommended.

EPC Rating E.

Please arrange viewings through Franklin Commercial and do not disturb the current tenant.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£12,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £7,900, payable at the prevailing rate. The premises should therefore qualify for full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Character property
- ✓ Close to station
- ✓ Close to motorway

## 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.



