



**Rent** £21,000 Per annum + VAT

**Size** 668 Square feet

**Ref** #3330

## Address

**Address:** 14 Updown Hill

**Postcode:** GU20 6AG

**Town:** Windlesham

**Area:** Surrey

## Location

Lovely location situated in Windlesham Surrey with on street parking outside the shop.

## Description

An excellent opportunity to lease a well presented lock-up shop situated on a local parade, surrounded by a variety of established independent businesses. The property benefits from high visibility, convenient on-street parking, and a versatile layout ideal for a range of different businesses.

The premises measure approximately 668 sq ft in total. This includes a main retail area of 445 sq ft, a rear room/office of 157 sq ft, and a W.C. The unit also benefits from a private rear courtyard, for the sole use of the commercial tenant.

Air conditioning is installed (not tested by Franklin Commercial), and the property falls under the E Use Class, making it suitable for a wide variety of businesses, subject to any necessary consents.

The property is surrounded by thriving independent businesses, including a café, barber shop, beauty salon, pharmacy, and off-license. Parking is available on the street directly outside, offering convenience for both customers and staff.

This is a great opportunity for a new or expanding business seeking well-located commercial premises in a neighbourhood setting.

EPC Rating D.

Viewing are highly recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,000 Per annum + VAT
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £12,500 - payable at the prevailing rate.
<b>Lease details:</b>	New F.R.I. Lease term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Early viewing recommended
- ✓ Local Parade
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



