



**Rent** £20,000 Per annum

**Size** 853 Square feet

**Ref** #3375

## Address

**Address:** 29 Church Road

**Postcode:** KT23 3PG

**Town:** Great Bookham

**Area:** Surrey

## Location

The property is situated within an established local parade and is located in an affluent Surrey village, with nearby occupiers including many independent retailers, coffee shops and restaurants, as well as Co-op Food and Boots Pharmacy. Bookham Rail Station offers frequent services to London Waterloo and Guildford

## Description

An excellent opportunity to lease a well-presented retail premises situated in a charming and highly desirable village location.

Extending to approximately 853 sq ft, the shop offers versatile accommodation suitable for a wide range of occupiers under the E Use Class, making it ideal for retail, offices, cafés, or other uses (subject to any necessary consents).

The property benefits from a large shop front with store space to the rear and a rear door providing convenient access and a fire exit. A service road to the rear allows for loading and deliveries, though it is not suitable for car parking.

EPC Rating C.

Additional features include three-phase electricity and air conditioning, on street parking is available outside the unit.

Early viewings are highly recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£20,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £15,000 from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 3 phase electricity
- ✓ Local Parade
- ✓ Available immediately
- ✓ Air Conditioning
- ✓ 'E' Use class

## 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.



