



Rent £38,000 Per annum

Size 1,713 Square feet

Ref #3397

Address

Address: 203-205 Epsom Road

Postcode: GU1 2RB

Town: Merrow

Area: Surrey

Location

The premises are located within a shopping parade in Merrow, local retailers include Domino's pizza, Debra and an M&S Simply Foods as part of the BP garage.

Description

A substantial mid-terrace retail unit available to let, currently occupied by William Hill, extending to approximately 1,713 sq ft overall.

The property offers spacious open-plan accommodation and includes a reception desk area together with a small kitchenette and staff WC facilities located to the rear. Separate male, female and disabled customer WC facilities are also provided.

The premises may suit a variety of uses subject to any necessary planning consents.

Further benefits include on-street parking available nearby together with a prominent trading position.

Our client may also consider a Freehold sale, please enquire.

EPC band B.

Early viewings are highly recommended.

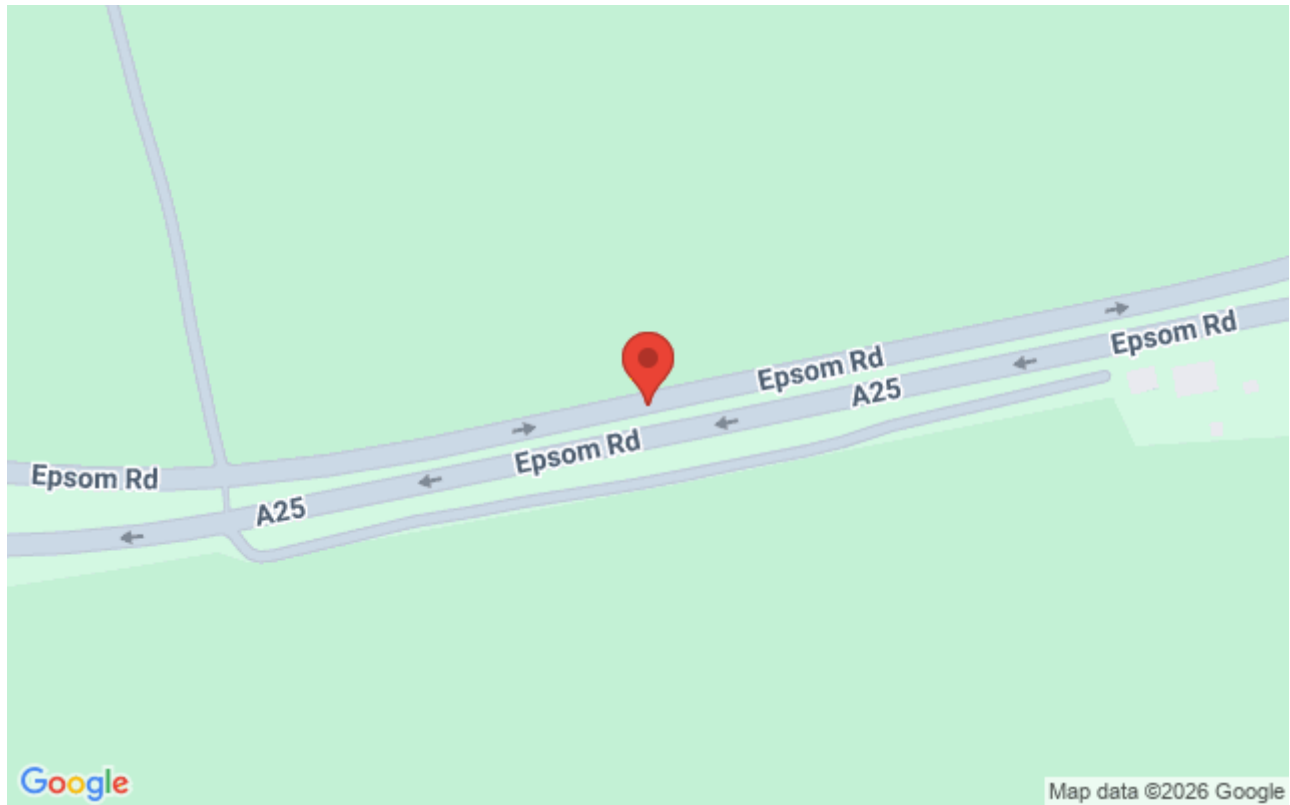
General Information

Tenure:	Leasehold
Rent:	£38,000 Per annum
Legal fees:	Not specified
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ Open plan
- ✓ On street parking
- ✓ Vehicular rear access

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.



