

Location

The property is situated on the High Street in Loxwood. Guildford town centre is 12 miles to the north and Horsham is 12 miles to the east.

For exact location use the What 3 Words link below:
<https://what3words.com/restriction.folks.tasks>

Description

The premises comprise a ground floor retail showroom fronting the High Street. The property includes an area of land for loading and parking. There is a customer WC located in the front sales area and a separate store room to the rear.

Accommodation

The premises provides the following accommodation measured on a net internal area basis.

Front room	15.85 m ²	170 sq ft
Middle Room	24.34 m ²	262 sq ft
Rear Room	18.86 m ²	202 sq ft
Store Room	8.78 m ²	94 sq ft
	67.83 m ²	728 sq ft

Terms

The premises are available to rent by way of a new full repairing and insuring lease for a term to be agreed.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD
01403 333921
tshepherd@colyercommercial.co.uk

JO PARRY
01403 27525
office@colyercommercial.co.uk

Rent

£17,000 per annum exclusive.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £TBC
UBR (2024/025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

VAT is NOT chargeable on the terms quoted.



EPC

The property has an EPC rating of C (67). Copy available upon request.

Legal Costs

Each party to be responsible for their own legal costs.



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