



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PROMINENT TRADING LOCATION
565 sq. ft (52.49 sq m)

43-45 HIGH STREET, FRIMLEY, SURREY GU16 7HJ

LOCATION

The property is situated in a prominent trading location along Frimley High Street adjacent to Oxfam and close to Lloyds Pharmacy, Boots, Local Post Office and Waitrose. Frimley railway station is a short walk away.

DESCRIPTION

This is a ground floor shop only with two WCs and an excellent shop frontage to the High Street. On street car parking is available.

ACCOMMODATION

Internal Width	26'8"	8.14 m
Shop	25'9"	7.85m
Shop Frontage	23'7"	7.2m
Ground Floor Area	565 sq. ft	52.49 sq. m

LEASE

A new full repairing and insuring lease is available for a term of 10 years at commencing rental at £15,000 per annum exclusive of rates and VAT (if applicable).

RATES

Rateable Value: £14,500
Rates Payable: £7,235.50

Interested parties are invited to check the voa website as the property will benefit from Small Business Rates Relief.

EPC

Upon request

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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