



JADE INN 祿軒
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Beautiful

LAWRENCE MORRIS FLORIST
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Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Class "E" Ground Floor Shop

397 sq. Ft. (36.86 sq. m.)

7 High Street, Bramley, Surrey GU5 0HB

LOCATION

This shop is in a prominent position on Bramley High Street. It is 3.5 miles south of Guildford Town Centre accessible by car along the A281 Horsham Road. Nearby retailers include Boots, Nisa, Amplifon and Kilfeather & Dumbrill Butchers.

DESCRIPTION

The property is an attractive character ground floor retail unit. It comprises a front retail area, ancillary retail space / treatment room and WC on the ground floor level. There is also a dry and secure external store to the rear. The property has been recently redecorated throughout. In the main retail space, there are rail mounted halogen spotlights with wood laminate flooring. There is a gas fired boiler which provides heat via wall mounted radiators and a wood laminate floor throughout.

ACCOMMODATION

| | | |
|------------------|--------------|-------------|
| Ground Floor | 320.5 sq. ft | 29.77 sq. m |
| External Storage | 77 sq. ft | 7.12 sq. m |

TERMS

Available on a new lease with terms to be agreed

RENT

£11,500 per annum

RATES

Rateable Value: £8,700

Rates Payable: £4,341.3

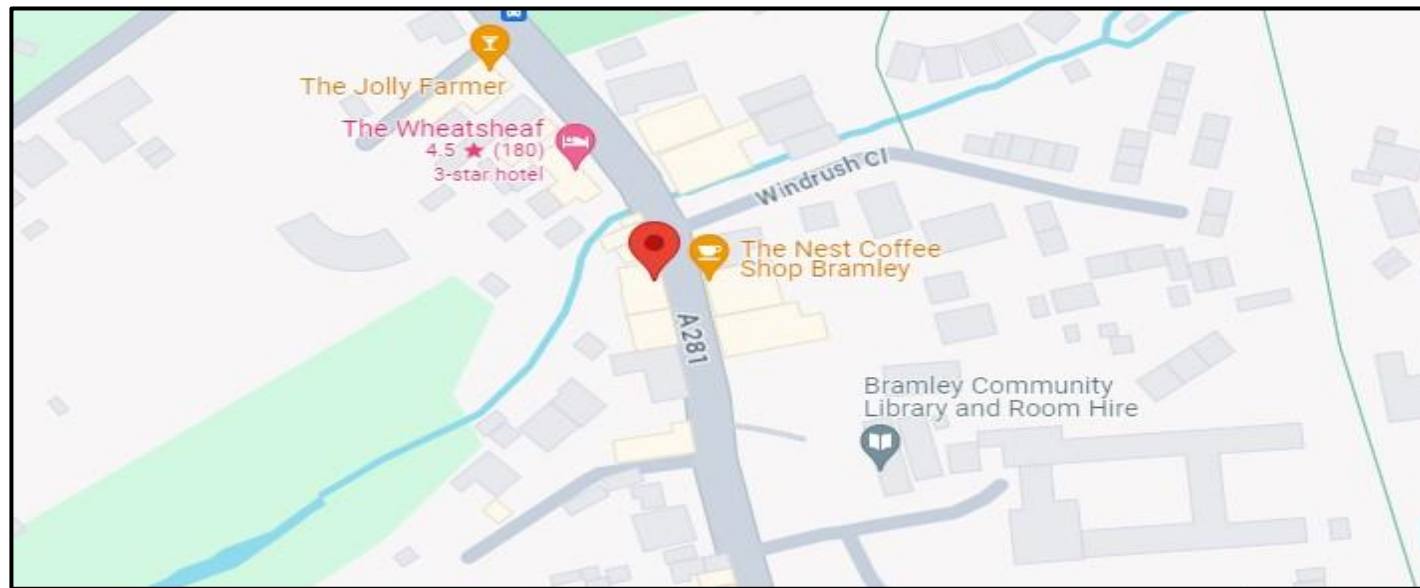
100% Small Business Rates may apply for eligible occupiers.

EPC

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LEGAL COSTS

Each party to bear their own legal costs



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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