

Kiosk A, Victoria Square, Horley RH6 7AF
Class E Unit
TO LET



- A flexible Class E kiosk unit
- Located in the centre of Horley, close to the station
- Available immediately
- Total gross internal area 179 sq.ft (16.63 sq.m)
- Available to rent for £12,000 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

Location

The premises occupies a prominent position within the pedestrianised area close to Horley High Street. Horley is a popular town consisting of a mixture of national and independent retailers, restaurants and cafes. Horley train station is located approximately 0.4 miles distant from the property and offers frequent and direct access to London and Gatwick Airport.

The premises benefits from good road networks, with the A23 being located circa 0.4 miles distant to the west and junction 9 of the M25 being located approximately 2.2 miles distant to the south.

Gatwick Airport is located circa 2.2 miles distant to the south.

Description & Accommodation

The premises comprises a single storey, detached kiosk unit in a central location in Horley town centre. Inside, the unit comprises timber laminate flooring, spotlights, internal shutters, painted walls and an alarm system. The premises has access to running water and shared toilet facilities.

The premises have the following gross internal floor areas:

| | | |
|--------------|-----------|------------|
| Ground floor | 179 sq.ft | 16.63 sq.m |
|--------------|-----------|------------|

Terms

The premises is available to let on a full repairing and insuring lease at a rent of £12,000 per annum exclusive.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Awaiting EPC rating.

Business Rates

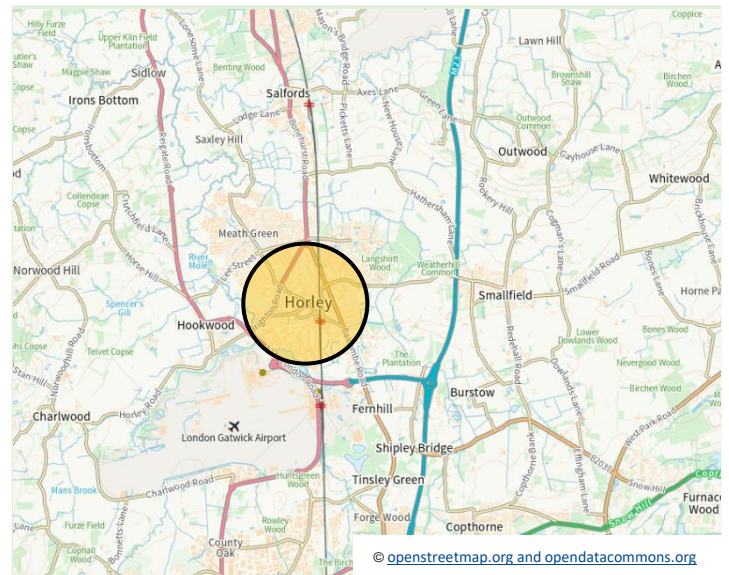
The Valuation Office Agency describes the premises as 'Kiosk and Premises', with a Rateable Value of £5,100. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

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