

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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LOCK UP SHOP 'E' CLASS TO LET WITH PARKING AND STORAGE

8 High Street

Bramley

Surrey

GU5 0HB

Approx 400sq ft (37sq m) with additional storage and parking available.



DESCRIPTION

This attractive and well-placed lock up shop is available on a new lease within the new E Class use which includes, retail, offices, clinic, educational, Restaurant etc. This is a lovely Victorian Building, with a period shop front and a match boarded interior.

SITUATION

Located in Bramley High Street, nearby traders include Nisa, Bramley Pet Foods, Robertson's Electrical Store, plus a recent new Butchers and established fish and chip shop. The library and car park are a short walk, as is the shortly to be opened Coop Petrol Station and store. St Catherine Girls School is about 300 yards from the shop. Bramley is about 3 miles from Guildford and is regarded as a prosperous village.

ACCOMMODATION:

Description		Measurements in sq ft and sq m
Shop	16'3 internal frontage 25'6 depth	
	Approx. net area	400 / 37

Outside: WC and Kitchen

**Vehicular access to the side of the adjoining property to the parking area and garage.

(Please note this area will be on a separate lease) at a modest extra cost)

TERMS

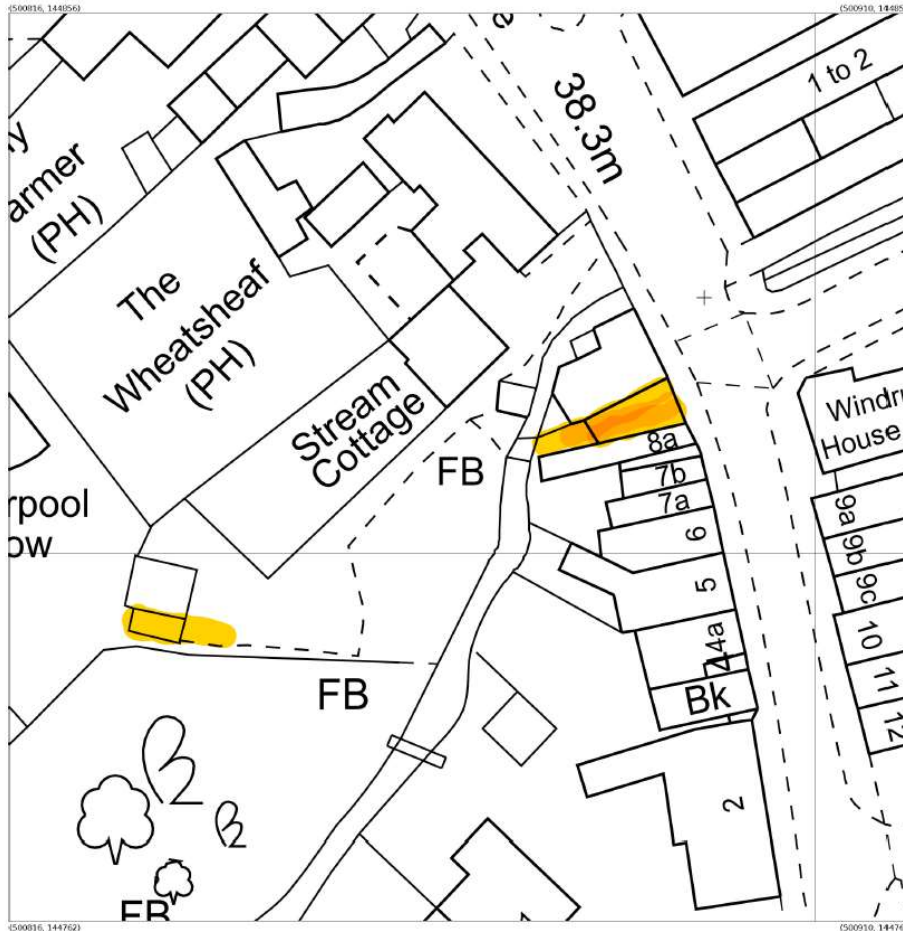
A new lease based on full repairing terms to be agreed, for a period to be agreed outside the 1954 Landlord and Tenant Act.

RENT:

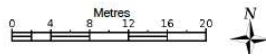
Offers around £10,000pax.

RATEABLE VALUE:

£9,000pa, this property would enjoy full small business rate relief to qualifying person and businesses.



Produced 20 Apr 2016 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.



8a, High St, Bramley, Guildford

PARKING AND GARAGE:

Available on a separate basis, terms and rent to be agreed, also outside the 1954 Landlord and Tenant Act.

EPC:

Exempt (Below 50sqm).

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.