

A SMALL ENCLOSED YARD AREA

TO LET

2,708 ft² (251.6 m²)

£2.95 ft²

**UNIT 9 BULLHOUSEN FARM BUILDINGS, BISLEY GREEN,
OFF SHAFTESBURY ROAD, BISLEY, SURREY, GU24 9EW**



commercial property consultants

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- ▶ **A Rare Opportunity**
- ▶ **A Small Yard Area ideal for Storage**
- ▶ **Small Container**
- ▶ **Double Gates**

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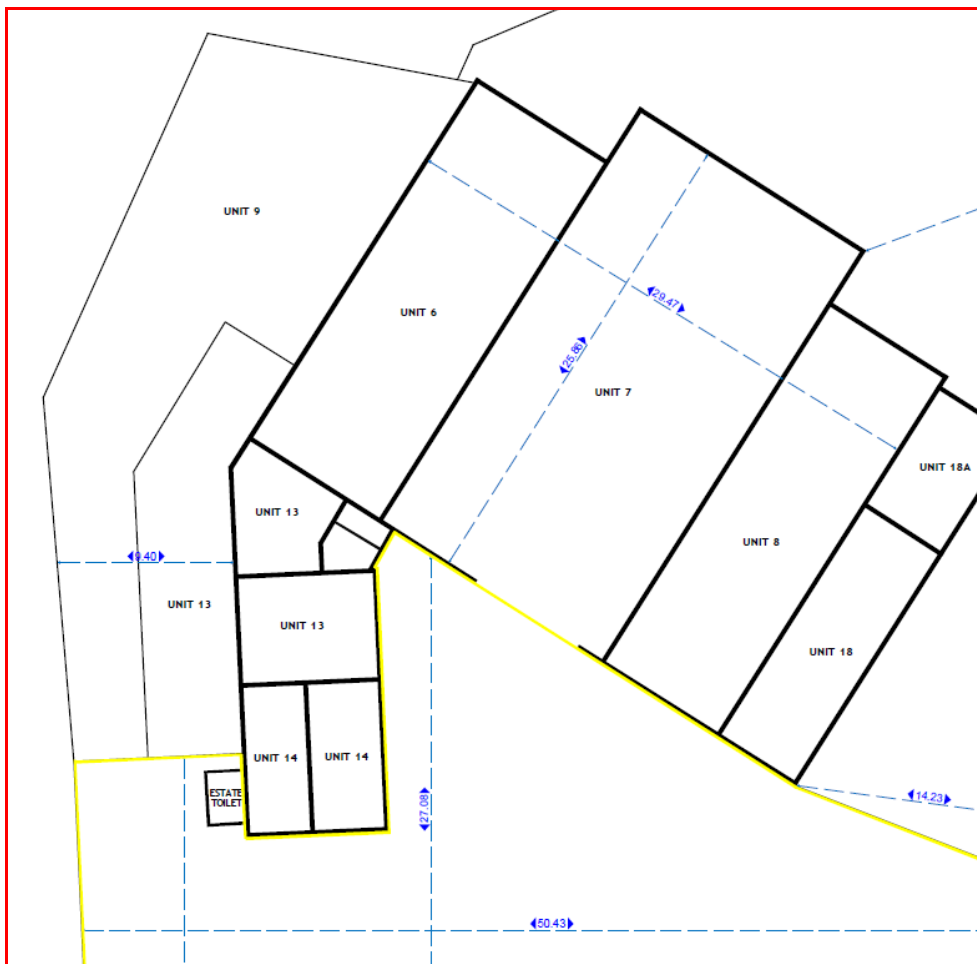
LOCATION

Bullhousen Farm Buildings are located off Shaftesbury Road, which joins the A322 Guildford Road, giving excellent access to the Junction 3 of the M3 Motorway, Bracknell and the A30 serving Camberley/Staines, also Woking and Knaphill Town Centres are within a short drive away.

Locally there is a Sainsburys metro store and a bakery within an approximate 10 minute walk.

DESCRIPTION

A small yard area with a level, hard surface enclosed by fencing. The yard is accessed via a secure gate.



OPERATING HOURS

The estate operational hours are between 8.00 am and 6.00 pm Monday to Saturday, (public holidays and Sundays are excluded from any business operations).

ACCOMMODATION

The following areas have been calculated on a Gross Internal Basis as recommended for industrial properties by the RICS Code of Measuring Practice.

Total Floor Area	251.6 m²	2,708 ft²
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LEASE TERMS

The premises are available on a new 3 year lease. Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.

RENT

An annual rent of £8,000 plus VAT, exclusive of all other outgoings.

BUSINESS RATES

The premises have a Rateable Value of £6,200 with rates payable of approximately £3,044 for the year March 2019/2020, **HOWEVER, if the property is to be your only commercial property, then you will qualify for the Small Business Rates Relief which means that the premises is currently exempt from any payment of business rates. For further information please contact the business rates department at Surrey Heath Borough Council.**

OCCUPATION

Occupation date to be agreed.

VIEWING

Strictly by appointment with the **Sole Agent:**

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REF

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