

# OFFICE A2 UNIT IN A PROMINENT VILLAGE LOCATION

## TO LET OR FOR SALE

375 ft<sup>2</sup> (34.8 m<sup>2</sup>) **\*POTENTIAL FOR RESIDENTIAL \***

**\*Subject to planning**

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## GROUND FLOOR, 108 HIGH STREET, CHOBHAM SURREY GU24 8LZ

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- ▶ **Ground Floor A2 Offices**
- ▶ **Gas Heating**
- ▶ **Newly Converted**
- ▶ **A Short Walk From the Village Centre**
- ▶ **Excellent Prominence to The High Street**
- ▶ **1 Parking Space**

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## LOCATION

Chobham is an affluent village located midway between Lightwater and Woking on the A319. The village is served by various retailers, banks and public houses/ restaurants, and there is a large public car park within easy walking distance.

## ACCOMMODATION

The premises comprise part of the ground floor of this attractive and prominent building. The remainder of the building has been converted to flats.



## AMENITIES

- Large public 96 space car park within a short walk
- Part of the ground floor of this prominent building
- Excellent prominence to the High Street
- Recently replaced windows and doors
- Recently fitted kitchenette and toilet
- Shower facility
- New gas heating and wiring

## TERMS

A new Full Repairing and Insuring Lease with length of lease term by negotiation with at an annual rent of £10,500 per annum exclusive of all other outgoings.

**FOR SALE** Our client's will sell the ground lease interest of the premises for a figure of £230,000 (circa 99 year ground lease), subject to an annual ground rent of £250 pa, and a management fee of £450 pa which we understand covers buildings insurance and management only, ie it does not cover any general external maintenance or decoration).

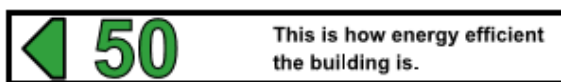
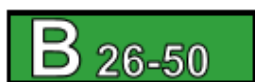
**VAT** To be confirmed.

**USE** The premises have consent for Type A2 use which is office use for Financial and Professional Services such as estate agents, letting agent etc.

**RATES** To be assessed, but more than likely will fall under the threshold of the Small Business Rates Relief.

**LEGAL COSTS** Each party responsible for their own legal costs.

#### **ENERGY PERFORMANCE CERTIFICATE (EPC)**



#### **VIEWING**

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

David Savage  
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**REF**  
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