



96 High Street, Godstone,
Surrey, RH9 8DP

Class 'E' / Office /
Retail Premises

TO LET

PROPERTY SUMMARY

- **Ground floor Class E / Office / Retail Premises**
- **Available on a new lease**
- **Attractive village location close to Godstone Green**
- **Positioned on the A25 and under 1 mile from Junction 6 of M25**
- **Total area 527 sq.ft. (48.96 sq.m)**
- **Rent £11,500 per annum exclusive**

LOCATION

Godstone is an affluent and historic Surrey village boasting a variety of shops, pubs, restaurants and offices centred around an attractive village green. The Village benefits from excellent road links being on the A25, with Junction 6 of the M25 less than 1 mile to the North.

DESCRIPTION & ACCOMMODATION

The property currently comprises a ground floor Class 'E' / office / retail unit and would suit a variety of uses. It is configured to provide an open plan area to the front and a good size office / meeting to the rear. There is also a modern kitchen and toilet and some storage. The property is in good decorative order with gas fired central heating. Unrestricted parking is available within Godstone town centre.

The accommodation and net internal floor areas are as follows: -

Front Office/ Retail Area	266 sq.ft	(24.71 sq.m)
Storage	71 sq.ft	(6.60 sq.m)
Rear Office	157 sq.ft	(14.59 sq.m)
Kitchen	33 sq.ft	(3.07 sq.m)
Total	527 sq.ft	(48.96 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £11,500 per annum exclusive.
Subject to contract

VAT

All rents and prices quoted are exclusive of VAT, if applicable.

RATES

The Valuation Office Agency Website describes the property as "Office & Premises" and advises that the 2023 Rateable Value is £7,400. The UBR for 2024/25 is 49.9 pence in the £.

EPC

This property has an EPC Rating of C (56).

LEGAL COSTS

Each party is to be responsible for their own costs

For further information or to view please contact

Joe Yorke Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.