



Units 1 & 2 The Old Barns , Horsham Road, Forest Green, Dorking, Surrey, RH5 5RZ

RETAIL UNIT TO LET/ FITTED KITCHEN CAN BE LET SEPARATELY FROM THE SHOP
942 - 2,421 SQ FT (87.51 - 224.91 SQ M)

 **COLYER**
COMMERCIAL
01403 275275
colyercommercial.co.uk

UNITS 1 & 2 THE OLD BARNS , HORSHAM ROAD, FOREST GREEN, DORKING, SURREY, RH5 5RZ

Location

The Old Barn units are located in the beautiful village of Forest Green, set in the Surrey Hills. The units are located to the rear of the large car park that serves the Parrot Public House.

Forest Green is located in the county of Surrey, Six miles south-West of the town of Dorking and Ten miles west of Gatwick Airport and 27 miles south-west of London.

Description

The property is of timber framed construction with wood cladding and a profiled sheet roof. The property was converted in 2009 as part of a barn conversion. The unit is available to let as one unit or two separate units.

- Butchers cutting room with hanging rail and roller system
- Commercial Kitchen area with kitchen canopy and extractor
- Butchers area, chillers and kitchen are fully clad with hygiene panelling
- 2 x Walk in Freezers, 3 sinks and Hot water boiler
- Bulk LPG Gas & Three Phase Power
- Roller door delivery area
- Fire alarm system

Accommodation

	Sq Ft	Sq M
Unit 1 (Highlighted in Red)	1,479	137.4
Unit 2 (Highlighted in Green))	942	87.51
TOTAL	2,421	224.91

Terms

Available to let on a Fully Repairing and Insuring Terms. The lease is to be contracted outside of the Landlord & Tenant Act 1954.. There is a service charge for the upkeep of the estate.

The premises have been used as a "Butchers Business" since 2009 and the fixture and fittings for the business are available to purchase with prices on application.

Rent

The property can be sub-divided into various options, depending on tenant requirements. Suggested split as follows shown in red and green on the plan provided.

Unit 1 - £28,000 per annum
Unit 2 - £15,000 per annum
Combined unit: £43,000 per annum

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £17,000 but may need to be reassessed if the unit is to be split. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT will be chargeable on the terms quoted.

EPC Rating

The unit has an EPC rating of 49 (B). A copy of the EPC is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

01403 333921 / 07921056072
tshepherd@colyercommercial.co.uk

Jo Parry

01403 275275
office@colyercommercial.co.uk



