

76 COPTHORNE ROAD, LEATHERHEAD, SURREY KT22 7EE



**A MODERN PURPOSE BUILT  
VETERINARY/CLINIC PREMISES TO LET**

**£12,500 pa**



**Reigate**

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**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
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- Modern detached single storey veterinary practice premises that could suit alternative uses
- Forecourt parking for around five/six cars
- Versatile interior with GFCH & UPVC double glazing
- Within a popular residential area
- Easy access to the A24/M25 road network

**T 01306 884685**

## LOCATION

The premises are situated in a popular residential location just off the A245 between Leatherhead town centre and the Junction 9 of the M25 . This location offers excellent road access and the main line railway station with fast and frequent access to London terminals is within a short walk.

## ACCOMMODATION

The property comprises of a modern detached single storey brick built veterinary practice premises under a tiled roof and is arranged to provide a main reception, two treatment rooms and a DDA compliant WC plus ancillary. The building sits back on the plot to provide generous forecourt parking for around five/six cars plus timber store shed. The unit is versatile and could suit numerous uses within the current 'E' use class subject to a planning application that is in hand to vary and extend the current consent which unusually is presently limited to veterinary practice use.

Approximate dimensions as follows:

Room 1/Reception            167 sq ft (15.52m<sup>2</sup>)

Room 2                        90 sq ft (8.36m<sup>2</sup>)

Room 3                        100 sq ft (9.29m<sup>2</sup>)

Plus ancillary

**Approx net internal area : 410 sq ft (38.09 m<sup>2</sup>)**

## USE

The premises could suit a wide variety of uses from veterinary/health/clinic/beauty and office under the 'E' use class uses **subject to a variation of the current consent** which on this occasion is unusually limited to the current vets practice use.

## RENT

£12,500 per annum exclusive.

## VAT

We are advised that the premises is not elected for VAT at present.

## THE LEASE


The premises are available by way of a NEW LEASE direct from the Landlord for a term and rent review pattern to be agreed.

## COSTS

Each party are to bear their own legal costs in the transaction.

## BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:



Rateable Value	£10,000
Uniform Business Rate	£0.49.9 (April 2023 – present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

### **EPC**

An EPC is available for this property. It has been rated B(43) valid until 15.9.2029. A full copy of the EPC is available upon request.

### **VIEWING**

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.



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