



6 Bishopsmead Parade  
East Horsley, Surrey KT24 6RT

W & S

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Premises available to Let on a new full repairing & insuring lease at a rent of £18,000 pa Exc + VAT  
Lease Term to be agreed.





## 6 Bishopsmead Parade

East Horsley, Surrey

We are delighted to offer to Let this Class E vacant ground floor premises, previously occupied for many decades by Hedleys Solicitors.

Forming part of this three storey classic Chown parade building, the building is built of painted brick elevations with exposed timbers, under a pitched, tiled roof that was replaced as part of a full refurbishment of the exterior.

No 6 comprises a vacant ground and basement premises totalling 1,283 sq ft.

Final refurbishment works are in hand for which further details are available upon request.

The existing space is divided to create 7 spaces (reception & offices) with partitioning which could be altered to craft a more open retail space if desired, with kitchen and WC to the rear along with an externally accessed 3 room basement.

Rateable Values obtained from the 2023 rating list:

£10,250 pa - office and premises

Wayleaves, Easements, Covenants & Right of Way:

The property is Let subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars.

VAT: The whole of the property is covered by an Option to Tax registered with HMRC in 2007.



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APPLETREE  
STUDIO

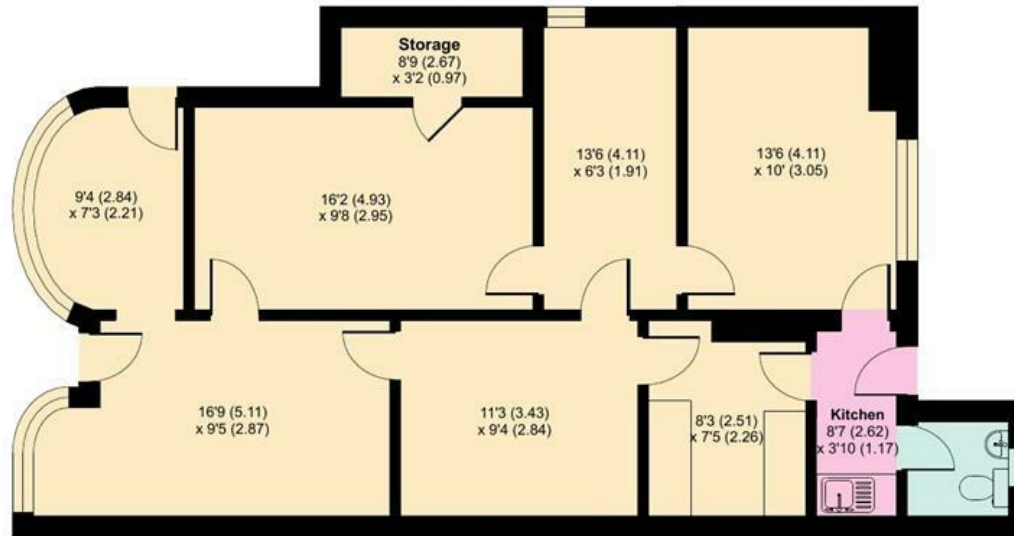
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5 BISHOPSMEAD PARADE

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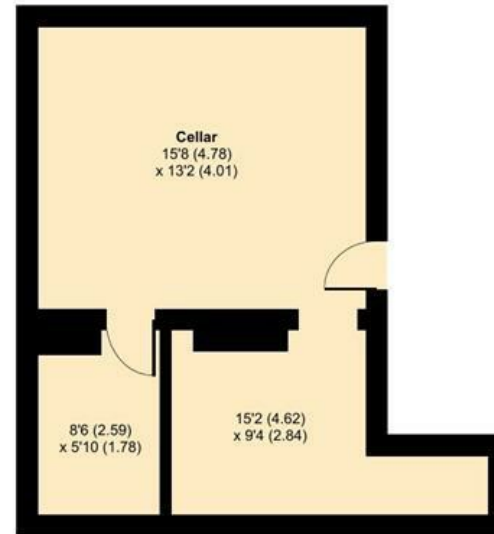


Approximate Area = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



**DIRECTIONS**

The property is located along Bishopsmead Parade, a mixed residential and retail parade, situated off the B2039 Ockham Road South, lying approximately a mile to the South of the village centre and approximately 6 miles from Cobham & Guildford town centres. From our offices in East Horsley, proceed along the Ockham Road South in the direction of the A246 for 1 mile, whereupon Bishopsmead Parade will be found on your left hand side. [///softly.lion.purple](http://softly.lion.purple)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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