

HOWLANDS
SALES & LETTINGS
Established 2009

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01276 490847

Updown Hill, Windlesham, Surrey, GU20 6DL

Shop to Let - £25,000 pa

SUMMARY: A modern and superbly presented shop ground floor premises in a new building that was built in 2020, situated in a prime position in the heart of Windlesham village, amongst the other village shops and amenities. Offering a wide shop frontage with double doors to the shop front area. There are two excellent size treatment rooms with wash basins, a well equipped modern kitchen and a cloakroom. The shop has under floor heating with a Worcester Bosch gas combination boiler and double glazed windows. There is an alarm system and also an air circulation system.

LOCAL INFORMATION: Windlesham is a highly sought after village with amenities such as a quality butchers, a combined newsagents/shop/post office, chemist, café/food shop and several quality pub/restaurants. The Club and Theatre has social events, tennis courts, snooker and an outdoor bowls club. The village is conveniently located within a few minutes drive of Junction 3 of the M3 motorway, A30 and A322 roads which offer easy access to London, Heathrow airport, Reading, Guildford and Windsor. The mainline railway stations at Sunningdale and Ascot and are both under three miles away and offer excellent services to London (Waterloo). Woking station offers a 30 minute journey to (Waterloo) and is about 15 minute drive away.

FRONT SHOP AREA: 17'10 x 9'6 max (5.43m x 2.89m). Attractive and wide shop frontage with double windows and entrance with double doors, attractive wood laminate flooring, plain ceiling with down lights, under floor heating, wall lights, alarm system, mains smoke detectors.

CLOAKROOM/WC: 6'7 x 4'10. Low level WC, wash basin with mixer tap, display shelf.

PRIVATE TREATMENT ROOM 1: 9'3 x 8'5 (2.81m x 2.56m). Continuation of wood laminate flooring, wall light, wash basin with mixer tap with vanity units.

PRIVATE TREATMENT ROOM 2: 9'3 x 8'5 (2.81m x 2.56m). Continuation of wood laminate flooring, wall light, wash basin with mixer tap with vanity units, double glazed window, double glazed door.

KITCHEN: 9'5 x 8'2 (2.87m x 2.48m). Base and wall cupboards, sink unit with mixer tap, integrated Candy washer/dryer, double glazed window, cupboard with Worcester Bosch gas combination boiler for heating and hot water, alarm unit, space for a table and chairs.

OUTSIDE BIN STORE: Double doors to store with wall mounted electric meter and fuse box, space inside for refuse bins.

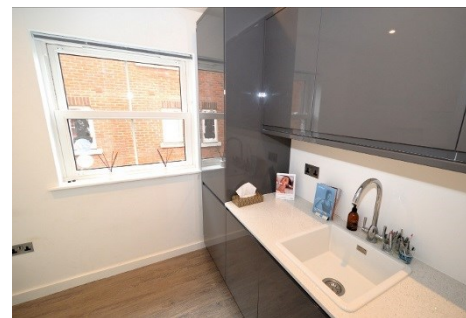
LEASEHOLD INFORMATION: The premises is available with new lease of either 5 years with break clause/rent review at the 3rd year or a 8 year lease with a break clause/rent review at the 5th year. There are extra charges for maintenance and insurance of the building, etc. Further details on request.

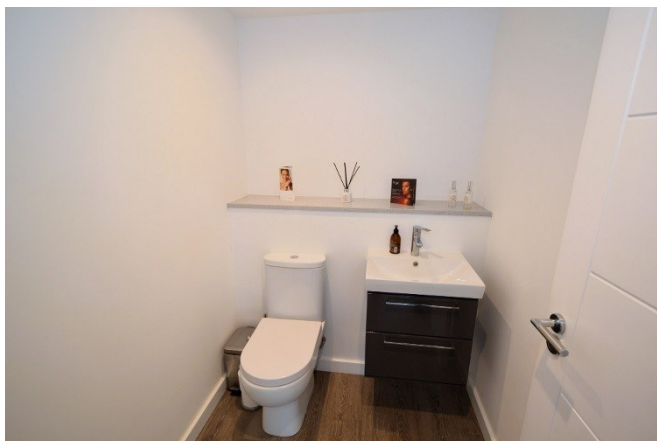
BUSINESS RATES: We are informed by Surrey Heath Borough Council that the rateable value is £13,000 and the rates payable are £6,656 per annum (at 51.2p in the pound) for the year 2024/25. However as the premises, is eligible under the Small Business Rate Relief Scheme there would be no business rates payable on the first £12,000 rateable value. However rates will be payable on the remaining balance at a proportion level. Please contact Surrey Heath Borough Council 01276 707100 for more details and to check that your business is eligible in the scheme.

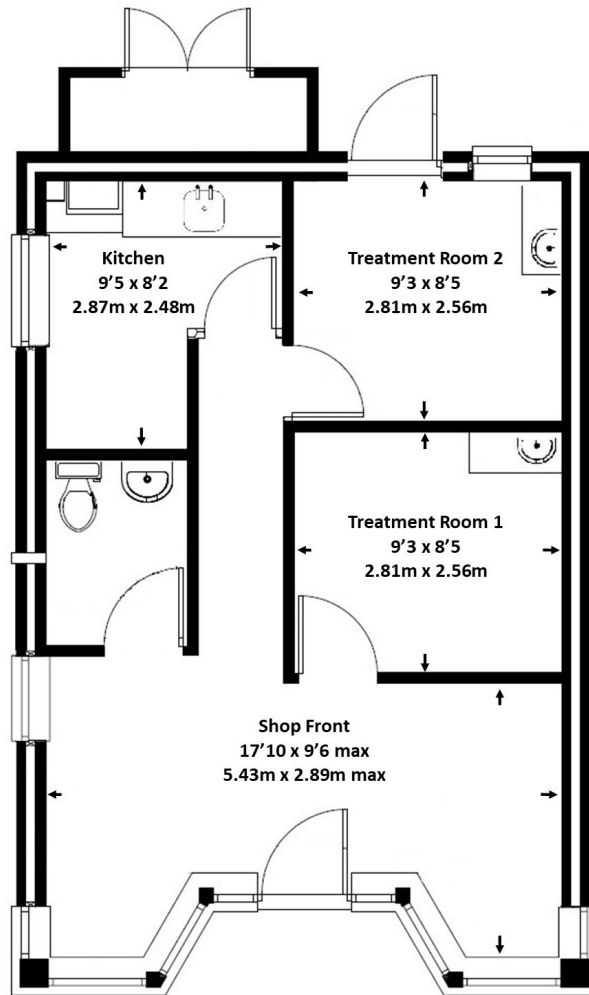
VAT: The shop is registered for VAT (value added Tax) so the actual rent paid is plus VAT which will equal £30,000 pa including VAT. However, if your business is VAT registered, this may be able to be claimed back (best to check with your accountant).



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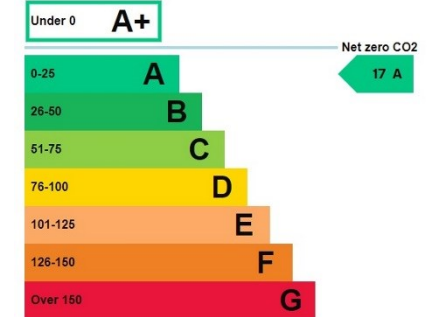
APPROX. TOTAL AREA 474 SQ.FT (44 SQ.M)

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

- * Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.
- * Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.
- * Any electrical and gas appliances are not tested.
- * Sizes given are maximum approximate dimensions.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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