

# Wills & Smerdon



## 3 Station Parade East Horsley, KT24 6QN £14,000 Per Annum

We are delighted to offer to Let this vacant ground floor premises, previously occupied by the QEF charity and currently undergoing some refurbishment.

The unit has a glazed wooden framed shop front and is built of painted brick elevations with exposed timbers under a pitched tiled roof. The unit totals 664 sq feet/ 61.6 sq meters with a small external store at the rear. EPC rating D

Current Rateable Value £11,250 pa (eligible occupiers may be able to apply for 100% Small Business rates relief as the RV is under £12,000).

Station Parade is at the heart of East Horsley and just 200m from Horsley Station. Nearest car parking facilities are located both on street directly in front of the unit and there is a public car park less than a 100m away. Other local occupiers include a mix of local and national businesses with Sainsburys, Horsley Wine Shop, Wills & Smerdon, Serenity Skincare and Horsley Pharmacy.

Available on a new full repairing and insuring lease for a term to be agreed.

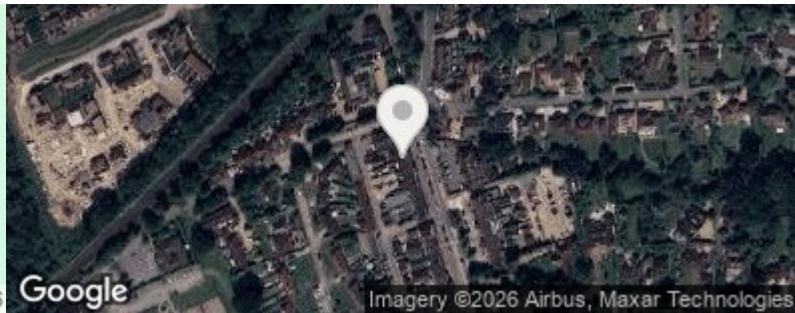
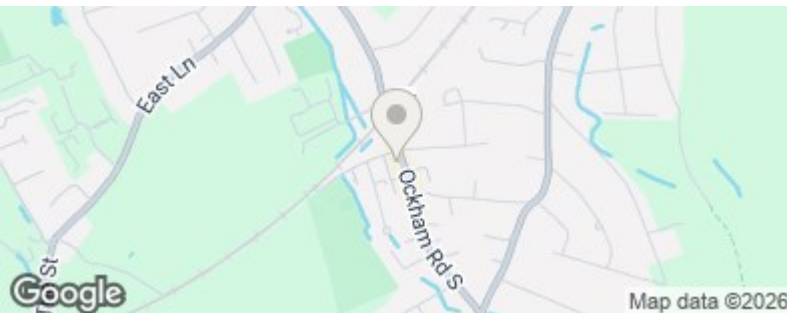
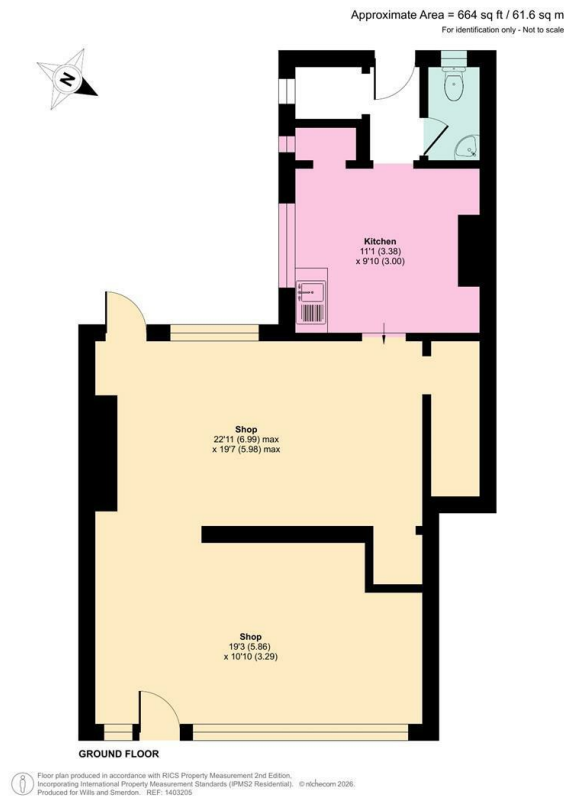
- Ground floor retail unit
- Located in prominent village location
- Currently undergoing some refurbishment
- 664 sq feet/ 61.6 sq meters
- EPC Band D

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



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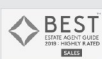


## WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Energy Efficiency: Current 0 Potential 0

**Important note to applicants:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.



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