

RETAIL UNIT TO LET



LOCATION

This **lock up shop and self-contained flat** are situated in a prominent parade in the heart of Lightwater village. The property benefits from its exclusive customer parking to the front and the bus stop is immediately outside.

Lightwater village is less than a mile from Junction 3 of the M3, giving easy access to the M25 and Heathrow.

DESCRIPTION & FLOOR AREAS

The accommodation comprises of a self-contained ground floor retail unit which is currently used as a dry cleaners together with a self-contained two bedroom flat with separate access from the rear service area. There is also a lock-up garage available which is currently used for storage. The property forms part of a busy parade of five retail units including David Martin Jewellers, Meraki Hair & Beauty, and Oysters Fish & Chips.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground	50.26	541
Two Bed Flat		

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement subject to five yearly upward only rent reviews.

RENT

£25,000 per annum exclusive.

USE

Use Class E

EPC

Upon application

BUSINESS RATES

Rateable Value: £11,500
Rates payable £5,738.50

Applicants are advised to make their own enquiries with the Valuation Office Agency.

INSURANCE

Insurance is charged to the shop and flat combined at 20% of the premium, which is £1,115.77 for the 12 months to 31 October 2023

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

VIEWING

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Size: 541 Sq ft. (50.26 Sq. m) Rent: £25,000 per annum

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