



UNITS 3 & 4 THE OLD BARN, GOSTERWOOD MANOR, HORSHAM ROAD, FOREST GREEN, SURREY, RH5 5RZ

- **TWO RETAIL UNITS TO LET ON NEW LEASES**
- **CAR PARK SHARED WITH THE PARROT PUBLIC HOUSE**
- **FROM 1092 SQ FT - 3,027 SQ FT**
- **POTENTIAL FOR A CAFÉ/RESTAURANT USE WITH OUTSIDE SEATING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Old Barn units are located in the beautiful village of Forest Green, set in the Surrey Hills. The units are located to the rear of the large car park that serves the Parrot Public House.

Forest Green is located in the county of Surrey, Six miles south-west of the town of Dorking and ten miles west of Gatwick Airport and 27 miles south-west of London.

Description

The subject properties form part of terrace of three units with the left hand unit trading as the “Butchers Hall” and the remaining two units being suitable for retail and associated uses.

The property is of timber framed construction with wood cladding and a profiled sheet roof. The property was converted in 2009 as part of a barn conversion.

Unit 3 & 4 comprises an open plan units with a mezzanine floors and their own WC facilities and storage areas to the rear.

Unit 4 benefits from an attractive timber constructed mezzanine floor offering additional trading space. The units could be combined by knocking through between the units to create a larger unit.

Accommodation

The accommodation has been measured on a net internal area basis (NIA) as follows:

Accommodation	Sq m	Sq ft
Unit 3 – Ground Floor	73.76	794
Mezzanine	27.49	296
	101.25m²	1,092 sq ft
Unit 4- Ground Floor	92.62	997
Mezzanine	40.69	438
Ground Floor Storage	46.45	500
	179.76m²	1,935 sq ft
Total Floor Area	281 m²	3,027 sq ft

Terms

Units 3 & 4 are available together or separately.

The units are available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

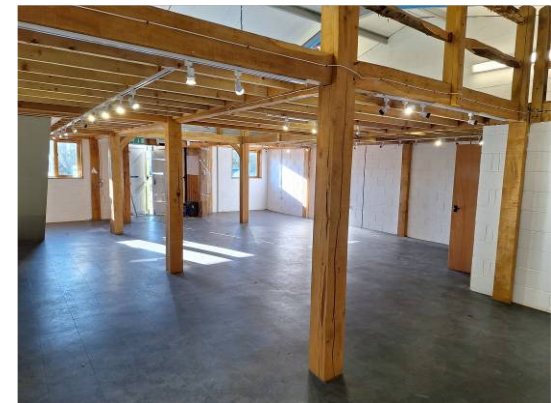
There will be a service charge for the upkeep of the estate as follows:

Quoting Rents

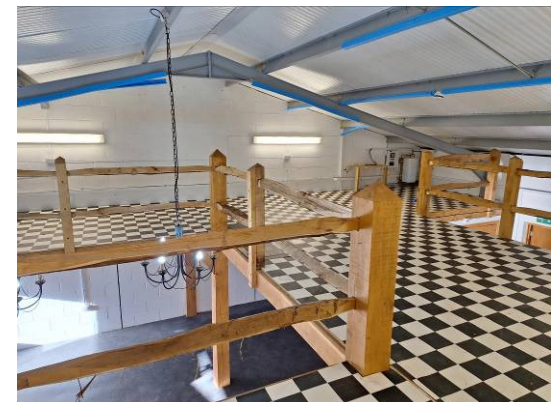
Unit 3: £15,880 per annum
 Unit 4: £27,500 per annum

Planning

We understand that the planning should fall within Use Class E of the Use Classes Order 1987 (as amended) was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure).



Ground Floor Unit 4



Mezzanine Floor Unit 4

Business Rates- Small Business Rates Relief for eligible businesses

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable values:
Unit 3: £6,500
Unit 4: £7,900
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

Unit 3 has an EPC rating of (D) 76 and unit 4 has an EPC rating of (B) 35 . A copy of the EPC is available upon request.

VAT

VAT will NOT be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Unit 3



Large shared car park



Unit 3- View from the mezzanine

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

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