



Units 1 & 2 The Old Barns , Horsham Road, Forest Green, Dorking, Surrey, RH5 5RZ

RETAIL OPPORTUNITY TO LET

POTENTIAL FOR CAFE USE / BUTCHERS WITH OUTSIDE SEATING

2,422 SQ FT (225 SQ M)

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UNITS 1 & 2 THE OLD BARNS , HORSHAM ROAD, FOREST GREEN, DORKING, SURREY, RH5 5RZ

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 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. There is a large retail area with potential for a mezzanine floor.

- Butchers cutting room with hanging rail and roller system
- Commercial Kitchen area with kitchen canopy and extractor
- Butchers area, chillers and kitchen are fully clad with hygiene panelling
- 2 x Walk in Freezers, 3 sinks and Hot water boiler
- Bulk LPG Gas & Three Phase Power
- Roller door delivery area
- Fire alarm system

Accommodation

	Sq Ft	Sq M
Retail Area	1,028	95.5
Butchery	605	56.2
Kitchen	451	41.9
Fridge (walk in)	337	31.31
TOTAL	2,422	225

Terms

Available to let on a Fully Repairing and Insuring Terms. The lease is to be contracted outside of the Landlord & Tenant Act 1954.. There is a service charge for the upkeep of the estate.

The premises have been used as a "Butchers Business" since 2009 and the fixture and fittings for the business are available to purchase with prices on application.

Rent

£45,000 per annum exclusive of business rates.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own enquiries with the local planning authority as to the use.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £14,750. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT will be chargeable on the terms quoted.

EPC Rating

The unit has an EPC rating of 49 (B). A copy of the EPC is available upon request.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

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