



Retail / Office To Let
Oxsted – 9, Station Road West, Surrey, RH8 9EF

Location

Oxsted is an affluent Surrey town and a very popular commuter location. The town centre is attractive with a good mix of retail and restaurant provision. The train station is just 1 minute walk from the property.

The property sits in a central position next door to the **Everyman cinema**.



Description

- A very attractive, character property with ground floor retail and basement ancillary space, usefully linked via a goods lift.

The approximate dimensions and areas are detailed below:

Description	Imperial	Metric
Internal width	21'6	6.56
Built Depth	57'9	15.95
Ground Floor	1,086	100
Basement	544	50.6

Lease

There is a lease in place until 26th March 2027 with a Tenant only break clause at 26th March 2022.

The landlord will consider a new lease.

Rent

The passing rent is £23,000pax.

Rates

The VOA advise that the rates are:

Rateable Value	£23,750
Rates payable	£11,825

Please note that rates payable are temporarily zero as a result of Covid-19.

Legal Costs

Each are to bear their own associated legal costs

EPC

Being prepared.

Contact

Ryan Kennedy

