

# TO LET

## Shop

(To include or exclude the 1 bedroom flat)

**Total area 443 sq ft (41.16 sq m)**



**244 Shawfield Road**

Ash Vale

Ash

Surrey

GU12 5DJ

## LOCATION

The premises are situated close to the centre of Ash Vale. Nearby Occupiers include: Vale Furnishers, Co Op Food Store etc. There is on street parking. The Blackwater Valley route (A331) is a few miles & links the M3 & A31 roads.

## DESCRIPTION

A ground floor lock up shop with rear pedestrian access. The shop has previously been used for a hairdresser. The previous use or something similar would be ideal but any use will be considered.

## RENT/TERMS

Rental offers in the region of £9,500 per annum exclusive for the shop only. The rent for the shop and flat is £19,000 per annum exclusive. A new lease is available on a fully repairing and insuring basis subject to 5 yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part ii sections 24-28 (as amended).

## AMENITIES

- Located close to the centre of the village
- Nearby Occupiers include Vale Furnishers & Co Op Food Store
- Car parking on road.
- Class A1 Retail



## FLOOR AREAS

Internal Width	4.47 m	14'8"
Shop Depth	8.56 m	28'1"
Shop Area	34.84 sq m	375
Kitchen	6.32 sq m	68 sq.f
<b>Total Floor Area</b>	<b>41.16 sq m</b>	<b>443 sq ft</b>

## EPC

The shop has an Energy Performance Rating as follows -

D78

## RATES

### 2017

Rateable value	£5,600
Uniform Business Rate (2018/19)	48p/£
Rates Payable (estimated)	£2,688

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

**If this is your only commercial property there is no rates payable.**

## SERVICE CHARGE

There is a service charge in relation to external repairs and some other items.

## VAT

We understand that the property is not currently registered for VAT.

## LEGAL COSTS

Each party are to pay their own legal costs.

## VIEWING

Strictly by appointment through the sole agents:

**Keith Harpley**

London Clancy

**01276 682055**

Email: [keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)



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## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

## REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque or Bank Transfer. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.