



60 The Street, Charlwood,
Surrey, RH6 0DF

CLASS 'E' / RETAIL /
POTENTIAL RESTAURANT
PREMISES WITH FLAT &
PARKING

TO LET

PROPERTY SUMMARY

- Class 'E' / Potential Restaurant / Retail premises to let
- Good location on The Street, main thoroughfare in Charlwood
- Close to M23 Junction 9 and Horley Railway Station
- Ground floor net internal area 946 sq.ft (87.89 sq.m)
- Includes spacious, self-contained 3 bedroom flat
- Ample parking to front and rear of property & Garage

LOCATION

The premises occupies an excellent location on The Street, the main thoroughfare in Charlwood linking other local villages, towns and Gatwick Airport. The property is also close to other local shops and restaurants. Charlwood benefits from good transport connections with Junction 9 of the M23 close-by, linking to Junction 7 of the M25. Horley Railway Station is also a short distance, providing regular services to Central London and Gatwick Airport.

DESCRIPTION & ACCOMMODATION

The property comprises a Class 'E' / commercial unit on the ground floor which benefits from a timber framed shop front and good natural light. This commercial unit would be suitable for a number of different uses including restaurant, retail, health & fitness and office. Planning permission exists for a new shop front and installation of a new extractor system serving cooking facilities.

There is a large, self-contained 3 bedroom flat arranged across the first and second floors with a modern kitchen and bathroom.

The property benefits hardstanding to the front together with a rear yard providing parking for up to 8 vehicles combined. There is also a detached garage / store.

The accommodation and floor areas are as follows:-

Ground Floor Commercial	946 sq.ft	(87.89 sq.m)
Garage	240 sq.ft	(22.30 sq.m)
Outside	Parking for up to 8 vehicles	

Flat

First Floor	Bedroom 1, Living Room, Kitchen
Second Floor	Bedroom 2, Bedroom 3, Bathroom

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £38,500 per annum exclusive.

Subject to contract

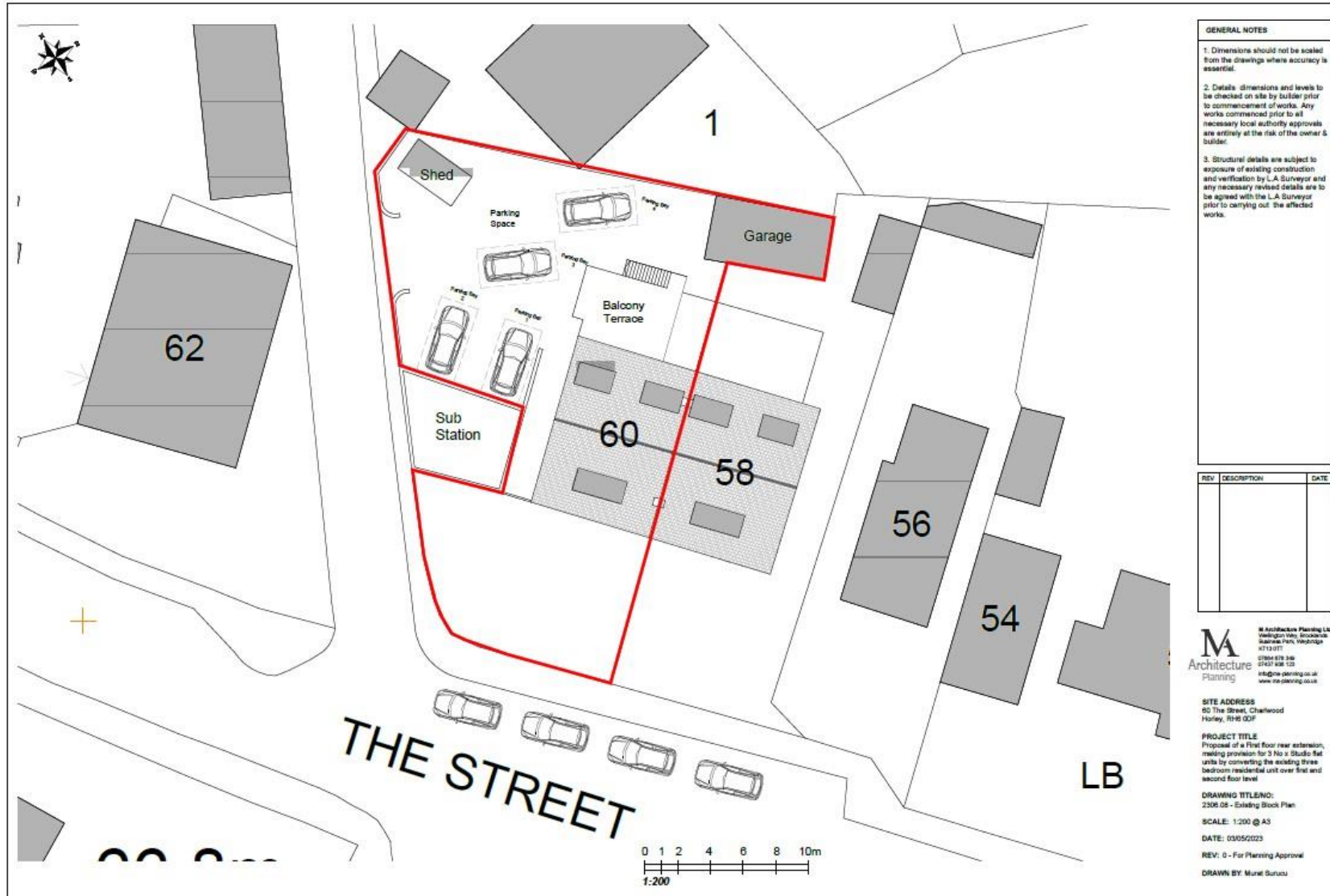
VAT - We understand that VAT is **not** applicable to the rent.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £10,750. The current UBR is 49.9 pence in the £. The flat is within Band D for Council Tax purposes.

EPC – This ground floor has an EPC Rating of C (69). The flat has an EPC Rating of E (51).

LEGAL COSTS - Each party to bear their own costs.



For further information or to view please contact:

Matt Lewis Tel: 01737 222835

Email: matt@rayners@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.