



DETACHED OFFICE BUILDING TO LET

**HS HUGGINS STUART
E EDWARDS**

**PRIORY HOUSE, 106 HIGH STREET RIPLEY, GU23 6AN
£20,000 PAX**

Priory House, 106 High Street, Ripley,
Surrey, GU23 6AN

TO LET

Approx 843 sqft (78.34 sqm)

DESCRIPTION

Well presented office building situated in the heart of the historic village of Ripley. The property comprises a reception room with kitchenette and a meeting room at the ground floor level with glazed partitioned offices and W.C facilities on the first floor. The property benefits from air conditioning, excellent natural light and rear car parking for up to 4 cars.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

Ground Floor	296 sqft	27.51 sqm
1 st Floor	547 sqft	50.83 sqm
TOTAL	843 sqft	78.34 sqm

RENT

£20,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Located in the heart of the picturesque village of Ripley, the property is well positioned for local amenities which include a One-Stop Post Office, Lloyds Pharmacy and The Talbot inn; a historic 15th Century coaching inn. Ripley is situated between Cobham and Guildford and provides excellent access to the A3 which is less than 5 minutes drive away. Junction 10 of the M25 is approximately 2.5 miles away.

RATES

Rateable value: £15,250.

Non-domestic uniform rates payable at 49.9p in the £ (2020/21). Subject to eligibility occupiers can obtain Small Business Rate Relief or a Small Business Grant Fund, for more information please refer to: www.gov.uk.

The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

June 2020

FOLIO NUMBER

20057CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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