



**OFFICES TO LET/FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

Fileturn House, Church Road, Bookham, KT23 3JP  
1,182 SQFT (109.8 SQM)

Fileturn House, Church Road, Bookham  
KT23 3JP

## TO LET/FOR SALE

Approx 1,182 sqft (109.8 sqm)

### DESCRIPTION

Detached single storey office building with parking for up to 4 cars, though more can be parked in tandem. The freehold of the property is available for sale, or alternatively a new occupational lease is available. The property benefits from part air-conditioning, male and female W.Cs and a secure gated entrance. Shops and other local amenities in Church Road and the High Street are within walking distance.

Offices	1,094 sqft	101.64 sqm
Kitchenette	36 sqft	3.33 sqm
Storage	52 sqft	4.83 sqm
TOTAL	1,182 sqft	109.80 sqm

### PRICE

£325,000 Freehold, Subject to Contract, with Full Vacant Possession.

### RENT

£20,000 per annum exclusive.

### USE

*As of 1<sup>st</sup> September 2020 the property is 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\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf)

### LEASE

New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

### LOCATION

Situated on the East side of Church Road close to the junction with The Park. Notable nearby occupiers include a Co-Operative Supermarket, Post Office and Boots, alongside several independent businesses including Cafés, butchers and bakers. Bookham train station is approximately 10 minutes walk away providing regular services to London Waterloo & Guildford. The M25 Junction 9 (Leatherhead) is less than 4 miles away.

### RATES

Rateable value: £18,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

### 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](mailto:epsom@hsedwards.co.uk)

### DATE

April 2021

### FOLIO NUMBER

30032

### 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**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

**[www.hsedwards.co.uk](http://www.hsedwards.co.uk)**