



CLASS E UNIT TO LET

86 High Street, Horsell, Surrey, GU21 4SZ

TO LET

Approx 655 sqft (60.82 sqm)

DESCRIPTION

Rare opportunity to occupy a ground floor commercial unit in the popular Horsell High Street. The property comprises a large retail/sales area with kitchen, W.C, storage and a rear car parking space. The property has been used as a Jewellers for a number of years but would suit a variety of occupiers under Class E.

Retail space	563 sqft	52.28 sqm
Ancillary	88 sqft	8.13 sqm
TOTAL	655 sqft	60.82 sqm

RENT

£20,250 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

LOCATION

The property forms part of a small parade of shops on the popular High Street of Horsell, which boasts a number of independent occupiers offering a variety of services including a butchers, bakers, greengrocers, restaurants and cafes amongst others. A Co-op Supermarket and Pets Corner are also in the location.

Horsell is an attractive village on the outskirts of Woking, which is within 30 minutes walk, or a 5 minute Drive. Woking and the surrounding areas are popular with

commuters due to the fast rail links to London and the South Coast. The M3 Junction 3 is also only 12 minutes drive from the property.

RATES

Rateable value: £11,750. Rates payable at 49.9p in the £ (2023/24).

EPC

C – 74

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/97c0d9f3943f4616820e9b333deb9fe/>

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
10 West Street, Epsom, KT18 7RG
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DATE

December 2023

FOLIO NUMBER

30224

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Approximate total area⁰

61.91 m²

666.41 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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