



## **Nionisle House**

Station Road, Betchworth, RH3 7BY

**Detached single storey  
office/Class E building in a  
semi-rural yet well-  
connected location opposite  
Betchworth Railway Station**

**1,010 sq ft**  
(93.83 sq m)

- Detached self-contained building
- Excellent parking provision
- Potential for a variety of alternative Class E uses or residential conversion
- Opposite Betchworth Railway Station
- Nearby amenities in Betchworth Village
- Good road connectivity - A25 0.3 miles

# Nionisle House, Station Road, Betchworth, RH3 7BY

## Summary

<b>Available Size</b>	1,010 sq ft
<b>Price</b>	£305,000.00 Plus VAT
<b>Rates Payable</b>	£6.42 per sq ft Interested parties should make their own enquiries
<b>Rateable Value</b>	£13,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	D (82)

## Description

Nionisle House comprises a single storey detached brick building with an adjacent parking area for approximately 6 cars. Internally the property provides open plan accommodation with excellent natural light together with male and female WCs, a separate kitchen area and meeting room. The specification includes gas central heating, dado perimeter trunking and diffused office lighting.

## Location

Nionisle House is situated in a semi rural location just off the A25 at the foot of the North Downs which is an Area of Outstanding Natural Beauty.

Local amenities within nearby Betchworth Village include a shop, post office and café together with the Red Lion and Dolphin public houses and Hartsfield Manor Hotel. The Arkle Manor pub/restaurant is also situated to the west of the property on the A25, with a Little Waitrose at the Shell Petrol Station situated on the A25 to the east.

Betchworth Railway Station is virtually opposite the building and provides services east to Reigate, Redhill and Gatwick Airport, and west to Dorking, Guildford and Reading. Redhill, Reigate and Dorking Railway Stations also provide connections to Central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,010	93.83	Under Offer
<b>Total</b>	<b>1,010</b>	<b>93.83</b>	

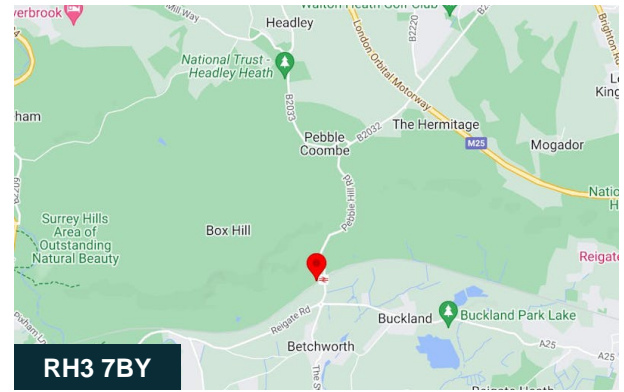
## Tenure

Nionisle House is currently subject to an occupational lease but the tenant has advised that they would be interested in agreeing an early surrender for a purchaser requiring vacant possession.

The lease is granted outside the Landlord & Tenant Act 1954 and expires on 31st August 2026 and the current passing rental is £14,900 per annum plus VAT. There is a rent review on 1st September 2024 and a mutual break option on the same date.

## Planning

Nionisle House is currently used as office accommodation but has the potential for a variety of other Class E or alternative uses, or residential conversion, subject to planning and all other necessary consents. Interested parties are advised to make



## Viewing & Further Information



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their own enquiries with the local planning authority.