

# E (Commercial, Business and Service), Office

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



Rear Of The Parade

Wharf Road, Ash Vale, GU12 5AZ

**Commercial unit suitable for a variety of uses**

**2,141 sq ft**

(198.91 sq m)

- Situated in close proximity to the High Street
- LED lighting / heating
- 2 WC's and kitchen
- Should qualify for partial rates relief
- Flexible terms available

**curchodandco.com | 01252 710822**

Chartered surveyors, land property & construction consultants

## Summary

Available Size	2,141 sq ft
Rent	£19,750.00 per annum
Rates Payable	£6,986 per annum The unit should qualify for partial rates relief. Further information can be provided by the local council.
Rateable Value	£14,000
EPC Rating	D (83)

## Description

The property comprises a two storey brick building. The ground floor consists of a reception/foyer with a studio room, 2 WC's and a kitchen. The first floor comprises a further studio, a storeroom and a separate office. The unit benefits from heating, LED spot/strip lighting and laminate flooring to the studio rooms.

The property has potential to be used for various uses within Class E which we understand is the current consent. Potential uses include offices, light storage/production and leisure/health.

## Location

The property is situated in Ash Vale within close proximity to Ash train station as well as multiple local shops such as Co-op, Lloyds Pharmacy, Vale Furnishers and others.

The A331 is a short drive from the village and provides fast access to the Black Water Valley towns with access to Junction 4 of the M3 to the North and South the A3 via A31.

Ash Vale is a village situated in the borough of Guildford in Surrey. The village has a population of just under 6000.

## Accommodation

The accommodation comprises the following areas (measured on a gross internal area basis):

Name	sq ft	sq m
Ground	1,138	105.72
1st	1,003	93.18
<b>Total</b>	<b>2,141</b>	<b>198.90</b>

## Terms

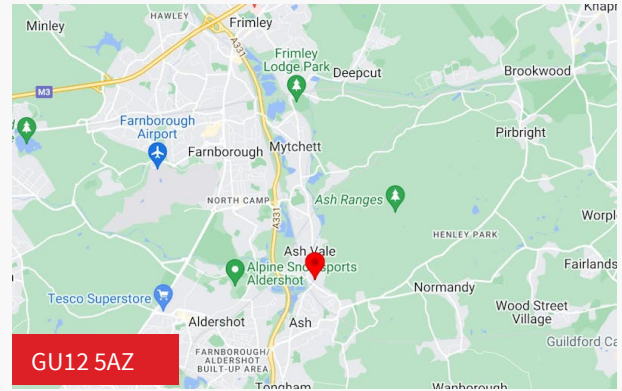
The unit is available on the basis of a new full repairing and insuring lease. Rent is exclusive of business rates, service charge, utilities and VAT.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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