

860 SQ FT (79.9 SQ M)
WELL-PRESENTED RETAIL UNIT TO LET



UNIT A CENTRAL BARN, WHIPLEY MANOR FARM
PALMERS CROSS (A281)
NEAR BRAMLEY
SURREY GU5 0LL

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

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Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277
Regulated by the RICS (Royal Institution of Chartered Surveyors)

LOCATION

Whipley Manor Farm is located on the A281 in a rural setting between Bramley Village and Alfold. The A281 offers fast and direct links to Guilford (7.3 miles northwest) and Horsham (14.3 miles east).

Major "A" road connections	Distances in miles
A24	14.0 miles east
A3	9.3 miles north-west

DESCRIPTION

The Central Barn lies at the middle of a multi-occupied courtyard development, comprising retail units, offices and farm barns. The estate owners run a well-established animal feeds business from two large warehouses. The new building provides two retail units over ground floor with offices above. A graphic design agency and a travel agent occupy the first-floor offices. Directly opposite in the North Barn is Maddings café serving excellent dishes. Other occupiers within the Estate include an award-winning wine merchant and florist, beauty clinic, upholsterer, dog groomer and electrician. An overview of the Estate and what it has to offer can be viewed online www.whipleymanorfarmestate.co.uk

ACCOMMODATION (Net Internal Area)

Ground Floor 860 sq ft (79.9 sq m)

TERMS

The unit is available to let upon a new effective internal full repairing and insuring lease for a term of 6 years, subject to a rent review at the end of the 3rd year. A minimum deposit equivalent to three months' rent will be required.

RENT

£18,000 + VAT per annum, payable monthly in-advance by bank Standing Order.

The rent is *inclusive of fibre broadband services*, exclusive of all utilities, business rates and service charges.

ESTATE SERVICE CHARGE

There is an annual service charge payable for the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), all mowing and gardening maintenance to roads, parking areas and landscaping. Further details on request.

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £15,000. The Uniform Business Rate Multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £7,485. Interested parties are advised to contact Waverley District Council Business Rates Department on 01483 523095 to verify the above and to enquire as to the entitlement for rates relief or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

Strictly by appointment with sole letting agent's Henry Adams Commercial.

CONTACT

Andrew Algar – Head of Commercial Property

01403 282 519

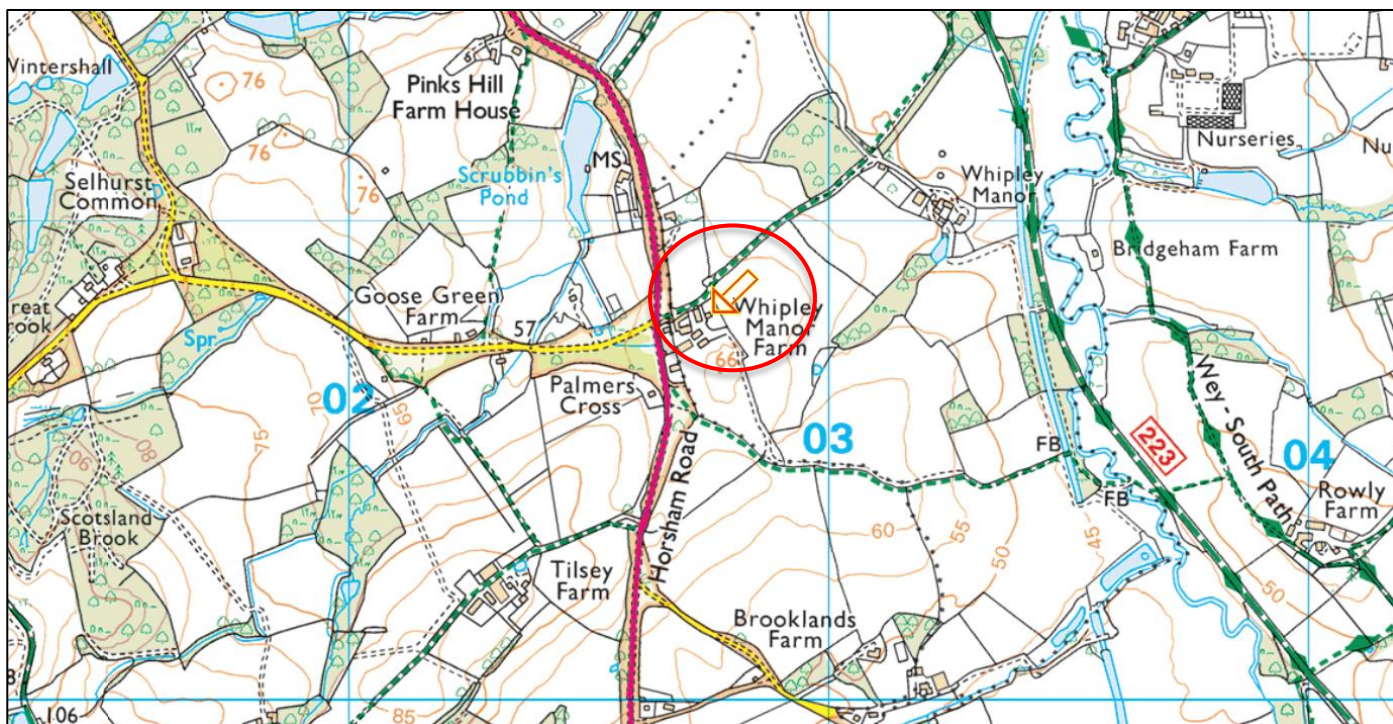
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LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.