



**UNIT 4 THE OLD BARN, GOSTERWOOD MANOR, HORSHAM ROAD, FOREST GREEN,
SURREY, RH5 5RZ**

- **RETAIL UNIT TO LET ON A NEW LEASE**
- **1,935 SQ FT (179.76 m²)**
- **POTENTIAL FOR A CAFÉ/RESTAURANT USE WITH OUTSIDE SEATING**
- **HIGH FOOTFALL WITH CAR PARK SHARED WITH THE PARROT PUBLIC HOUSE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The Old Barn units are located in the beautiful village of Forest Green, set in the Surrey Hills. The units are located to the rear of the large car park that serves the Parrot Public House, with a very high footfall.

Forest Green is located in the county of Surrey, Six miles south-west of the town of Dorking and ten miles west of Gatwick Airport and 27 miles south-west of London.

Description

The subject premises form part of terrace of units with the left hand unit trading as the “Rawlings of Cranleigh, The Butchers Hall” and unit 3 recently let to an equestrian related business. Unit 4 is vacant and suitable for retail and associated uses.

The property is of timber framed construction with wood cladding and a profiled sheet roof. The property was converted in 2009 as part of a barn conversion.

The premises comprise an open plan unit with a timber constructed mezzanine floor and with it's own WC facilities and storage areas to the rear.

Accommodation

The accommodation has been measured on a net internal area basis (NIA) as follows:

Accommodation	Sq m	Sq ft
Unit 4- Ground Floor	92.62	997
Mezzanine	40.69	438
Ground Floor Storage	46.45	500
	179.76m²	1,935 sq ft

Terms

The premises are available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord & Tenant Act 1954.

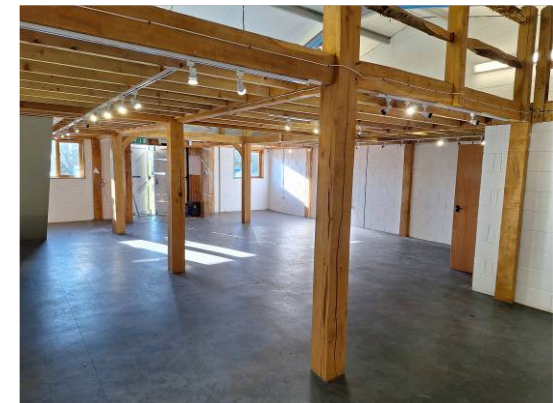
There will be a service charge for the upkeep of the estate as follows:

Rent

Rent on application

Planning

We understand that the planning should fall within Use Class E of the Use Classes Order 1987 (as amended) was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure).



Mezzanine Floor

Business Rates- Small Business Rates Relief for eligible businesses

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable values:

Unit 4: £7,900
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

Unit 4 has an EPC rating of (B) 35 . A copy of the EPC is available upon request.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Large shared car park

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS

TIM SHEPHERD

01403 333921 or 07921056072

tshepherd@colyercommercial.co.uk

