

**RURAL CRAFT PREMISES  
TO LET**

**Owen Shipp**  
COMMERCIAL

**01483 450115**

**[www.owenshipp.co.uk](http://www.owenshipp.co.uk)**

**EGi's Most Active Dealmaker - Surrey 2019/20**



**MANOR FARM CRAFT CENTRE  
WOOD LANE, SEALE, GU10 1HR**

Converted Barn within Established Rural Craft Centre

**85.4 sq. m. / 919 sq. ft.**

Retail Space, Workshop and Office

Close Access to A31 Hogs Back & A331



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
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## MANOR FARM CRAFT CENTRE, SEALE

### Location

Manor Farm Craft Centre is located in the heart of the picturesque Surrey village of Seale. The Craft Centre is on Wood Lane, just off Elstead road, and close to St. Lawrence's Church in the centre of the village.

Manor Farm Craft Centre is situated just south of the A31 Hogs Back between Farnham and Guildford, and is accessible by car via the Seale, Tongham & Runfold exit. The A3, London to Portsmouth trunk road, can be accessed just 5 miles to the east of the property, at the Compton interchange. The closest train stations are Aldershot, Farnham and Wanborough.

### Description

Manor Farm Craft Centre is part of The Hampton Estate and is a development of converted agricultural buildings intended for rural retail uses. The available unit is an adaptable commercial space which is arranged in an L-shape, forming one corner of the Courtyard, alongside with a tea room and arts & crafts shop.

Internally the property comprises a main retail space (see Internal Photo), a mezzanine office and a separate retailing or workshop space with its own access door, and lockable storage cupboards. There is wood laminate flooring, painted walls, exposed timber beams, skylights, spotlights and a painted brick wall.

### Accommodation

Ground Floor:	72.8 sq. m. / 784 sq. ft.
Mezzanine:	12.6 sq. m. / 135 sq. ft.
<b>Total:</b>	<b>85.4 sq. m. / 919 sq. ft.</b>

### Rent

£14,500 per annum

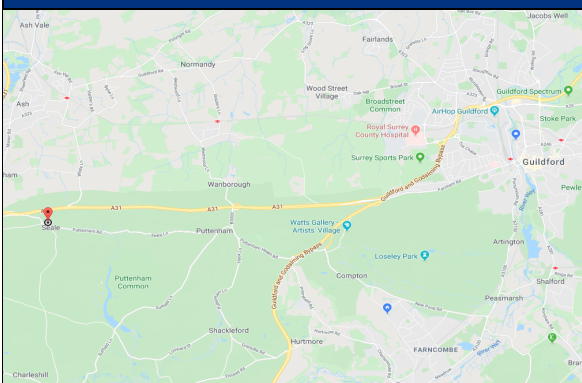
### Lease

This property is available on a new lease for a term to be agreed.

### Rates

Rateable Value: £5,200  
Rates Payable: £2,548 (2019/2020)  
**Small Business Rates Relief available for eligible occupiers.**

### Map



### Internal Photo



### EPC

To Be Assessed

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Viewing

Strictly by appointment with the sole agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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