



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

'E' CLASS RETAIL UNIT  
764 sq. ft. ( 70.98 sq. m)

ABERDEEN HOUSE, HIGH STREET, RIPLEY, SURREY, GU23 6AQ

## LOCATION

This retail unit occupies prime location on the High Street within the picturesque village of Ripley. Nearby occupiers include the Clock House restaurant (1 Michelin Star), Nest Home & Café, Ripley Guitars & several public houses.

The A3 & RHS Wisley can both be reached in under 5 minutes by car.

## DESCRIPTION

A charming retail unit with double frontage onto the high street. Pavement space is demised outside of the property which could be used for external seating. Inside, there is 764 sq. ft. of retail space, which can be easily re-configured for most uses.

Located to the rear of the property there is a w/c and kitchen facilities. Free parking is available directly outside of the unit.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Retail Unit	764	70.98
Total	764	70.98

## TERMS

A new effective fully repairing and insuring lease is available on terms to be negotiated.

## RENT

£25,000 per annum plus VAT

## RATES

Rates Payable (23/24): TBC

## EPC

TBC

## COSTS

Each party to bear their own costs



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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