



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Existing area: 608.40 sq. m / 6,549 sq. ft.

Proposed area : 721.40 sq. m / 7,765 sq. ft.

**Bell & Colvill, Epsom Road, West Horsley, Leatherhead, Surrey KT24 6DG**





- Available on a new lease with Terms to be Agreed.
- Prominent Location with established commercial use.
- Significant parking allocation (30+ spaces & EV Chargers).
- Alternative uses considered (STP).
- Planning consent in place for extension/additional showroom space.



## LOCATION

Located in a prominent position on Epsom Road, equidistant between Guildford, Leatherhead and Dorking, on one of the main vehicular thoroughfares between three of the largest market towns in Surrey. West Horsley, East Horsley & Effingham Junction are also nearby, with the predominant surrounding area being residential, but there are several retail units to the rear, as well as Cranmore School nearby.

## DESCRIPTION

The property is formed of a modern two storey brick building, with elements of flat and pitched roof above. The ground floor opens to a main showroom, with several additional display/retail areas, an element of car workshop space to the rear and recently refurbished offices above. There is ample parking to the front and both sides of the property, with rear access into the workshop via full height roller shutter doors. There is additional planning consent to extend the showrooms area to the rear and square off the ground floor to provide additional space.

## ACCOMMODATION

### Existing Areas:

Ground Floor: 473.80 sq. m. / 5,100 sq. ft.  
First Floor: 96.60 sq. m. / 1,040 sq. ft.  
Second Floor: 38.00 sq. m. / 409 sq. ft.  
Total: 608.40 sq. m. / 6,549 sq. ft.

### Proposed Areas:

Ground Floor: 586.80 sq. m. / 6,316 sq. ft.  
First Floor: 96.60 sq. m. / 1,040 sq. ft.  
Second Floor: 38.00 sq. m. / 409 sq. ft.  
Total: 721.40 sq. m. / 7,765 sq. ft.

## TERMS

Available on a new lease with terms to be agreed

## RENT

£150,000 p.a. (no VAT).

## RATES

RV: £85,500 Payable (24/25): £46,683 p.a.

## EPC

TBC



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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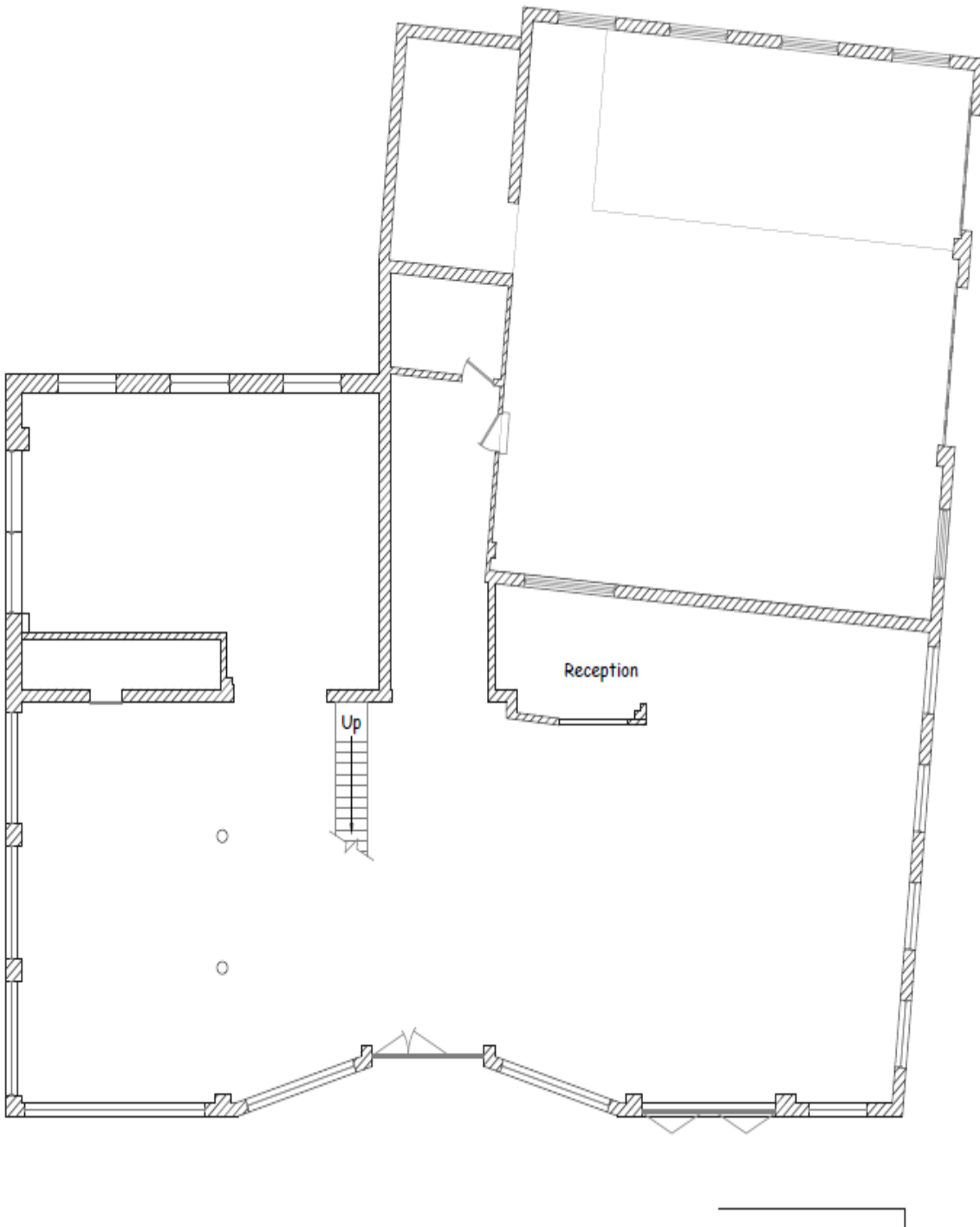
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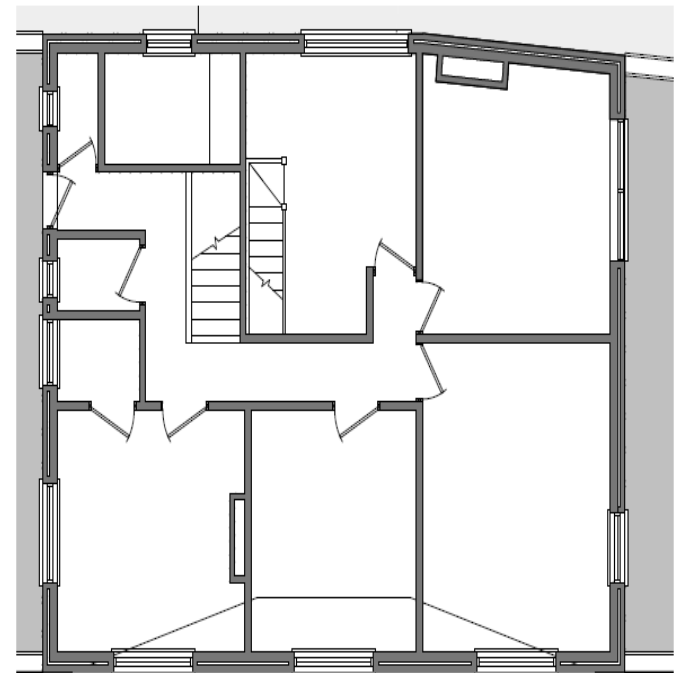
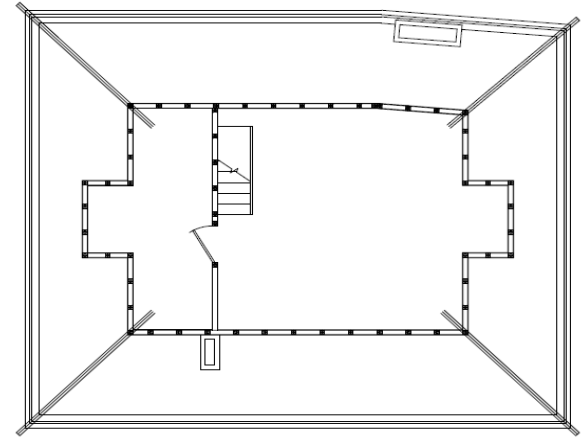
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## Existing Plans



# Proposed Ground Floor

