

# WOODLANDS GARAGE , CHAPEL ROAD, SMALLFIELD RH6 9NN



**SURPLUS SECTIONS OF THE FORECOURT, AND /OR  
WORKSHOP/YARD/OFFICES FOR SHORT LET**

**£ TBA+VAT PA  
For the PARTS AGREED**



#### **Reigate**

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

#### **Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Garage site offering some surplus forecourt, workshops, yard and office space to let
- 2 workshops totaling 2336 sq ft (217.02m<sup>2</sup>)
- First floor offices 684 sq ft (63.55m<sup>2</sup>)
- Forecourt space (RHS) for approx. 10 cars
- Secure rear yard space and parking
- SHORT LET PENDING REDEVELOPMENT

**T 01737 229200**

## LOCATION

The premises are situated in the town of Smallfield, with easy access to the A23/M23 via nearby Horley just north of the village centre and parade.

## DESCRIPTION

OPPORTUNITY TO RENT ON A SHORT TERM BASIS SURPLUS PARTS of this village garage premises with availability now of a RHS section of forecourt ideal for the display of around 10 cars (including RH half the former petrol pump area), the shops that serves the forecourt, one forecourt facing car workshop, secure rear yard and further main workshop. There are first floor offices accessed from the rear yard. Our Client is seeking to sell the site for redevelopment in the future but short term letting of these surplus parts are invited as an interim arrangement. There is already a temporary Tenant in occupation of the left hand section of forecourt offices and two workshops and we are seeking occupiers for the remaining space. Alternative temporary uses (depot, parking etc) will be considered.

Approx. dimensions as follows: -

Two workshops totalling: 2336 sq ft (217.02m<sup>2</sup>)  
First Floor Offices: 684 sq ft (63.55m<sup>2</sup>)  
Plus ancillary forecourt shop/car sales offices

## RENT

£ TBA depending upon the space required per annum plus VAT.

## LEASE TERMS

**New SHORT TERM full repairing and insuring lease is available for a term approximately one year to be agreed WITH ALL LEASES TO BE OUTSIDE THE SECURITY PROVISIONS OF THE LANDLORD AND TENANT ACT 1954**

## RATES

The property is to be reassessed by the local authority.

## VAT

All rents, prices and premiums are stated exclusive

of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

*An EPC is being commissioned*

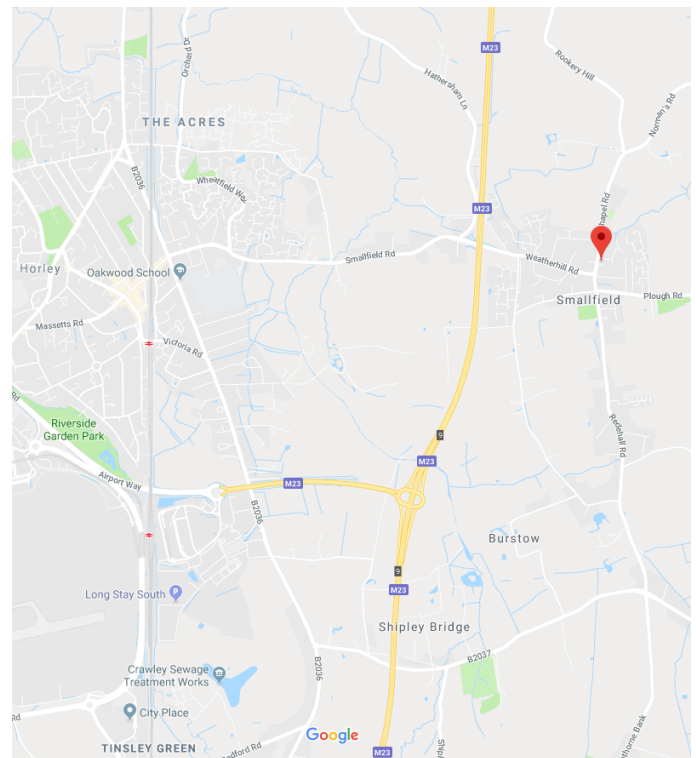
## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**

**01737 229200**

[www.robinsonsmb.com](http://www.robinsonsmb.com)



**T 01737 229200**

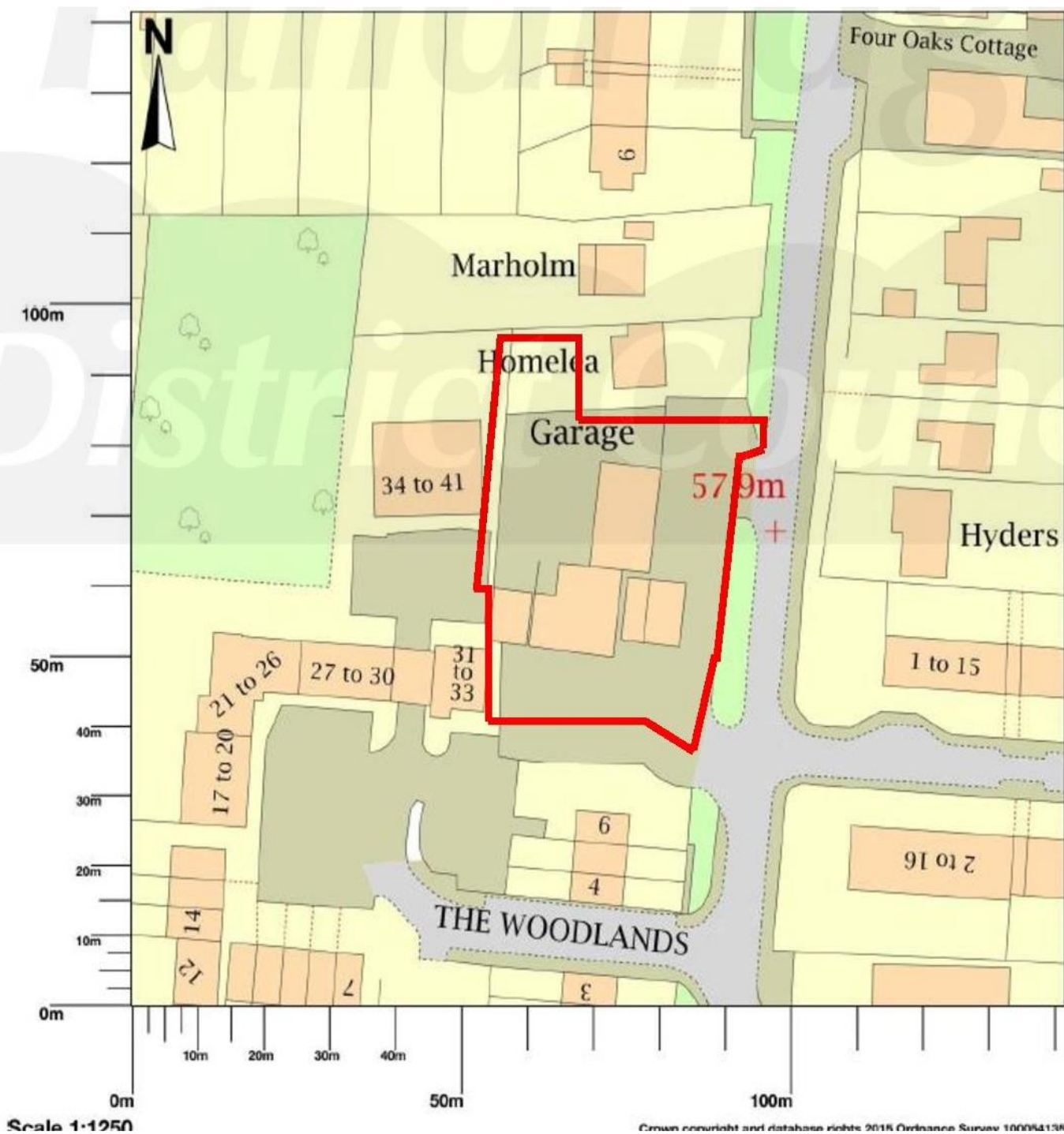
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**Misrepresentation Act 1967**

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