

Wills & Smerdon



**6 Bishopsmead Parade
East Horsley, Surrey KT24 6RT**

£18,000 P.A

We are delighted to offer to Let this Class E vacant ground floor premises, previously occupied for many decades by Hedleys Solicitors.

Forming part of this three storey classic Chown parade building, the building is built of painted brick elevations with exposed timbers, under a pitched, tiled roof that was replaced as part of a full refurbishment of the exterior.

No 6 comprises a vacant ground and basement premises totalling 1,283 sq ft. divided to create 7 spaces (reception & offices) with partitioning which could be altered to craft a more open retail space if desired, with kitchen and WC to the rear along with an externally accessed 3 room basement.

Rateable Values obtained from the 2025 rating list - £10,250 pa - office and premises.

Wayleaves, Easements, Covenants & Right of Way: The property is Let subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars.



6 Station Parade, East Horsley, Surrey, KT24 6QN

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Approximate Area = 1283 sq ft / 119.1 sq m
For identification only - Not to scale



 Certified Property
测量师

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©riches.com.2023.

Presented for Wills and Smerdon. REF: 1023365



The property is located along Bishopton Parade, a mixed residential and retail parade, situated off the B2039 Ockham Road South, lying approximately a mile to the South of the village centre and approximately 6 miles from Cobham & Guildford town centres. From our offices in East Horsley, proceed along the Ockham Road South in the direction of the A246 for 1 mile, whereupon Bishopton Parade will be found on your left hand side. //softly.lion.purple

WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

Energy Efficiency: Current 60 D Potential 60 D

Important note to applicants: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective buyers only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

