

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

60.4 sq. m (650 sq. ft) approx.

LION HOUSE, 111 HARE LANE, CLAYGATE KT10 0QY



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**020 8977 2204**

- FIRST FLOOR BUSINESS PREMISES
- CAR PARKING
- NEW LEASE AVAILABLE

**LOCATION**

Claygate is an affluent suburban village in Surrey, 14 miles (23 kilometres) southwest of central London.

The property is located on Hare Lane, adjoining a children's nursery and Torrington Lodge pay and display car park. The Co Op and a number of independent retailers are nearby on Hare Lane and The Parade and Claygate railway station is 176 yards away.

**DESCRIPTION**

The premises are located on the first floor of the property accessed via a shared ground floor entrance. The ground floor is currently occupied by a physiotherapist.

The current tenant has been trading as a podiatrist, and the premises have been partitioned to provide a reception, kitchen and 3 consultation rooms all accessed from the first floor landing. There are shared male and female WC's on the ground floor and 2 allocated parking spaces.

**ACCOMMODATION**

The property has the following approximate net internal floor area:-

60.4 sq. m (650 sq. ft)

**TENURE**

Available on a new lease for a term by arrangement.

**RENT**

£18,000 per annum exclusive

**BUSINESS RATES**

2026 Rateable Value: £17,500

For confirmation of rates payable, please contact the business rates department of Elmbridge Borough Council.

**ENERGY PERFORMANCE RATING**

Energy Rating: D100

A copy of the certificate is available upon request.

**VIEWING**

Strictly by appointment through Sole Agents.

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.