



Wheelers Lane Nursery

Brockham, Surrey

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Wheelers Lane, Brockham, Surrey RH3 7HJ

A25 – 1.2 miles Dorking – 3.2 miles Crawley – 11 miles M25 Junction 8 – 7 miles

TO LET

An unusual opportunity to rent a garden nursery site with car park for retail sales on the edge of a quiet rural village with excellent transport links and connections to local markets

- Approx. 0.25 acre nursery site
- 1 Commercial greenhouse
- Car park

LOCATION Wheelers Lane Nursery is on the edge of Brockham, nine miles north west of Crawley. The A25 is 1.2 miles away and the M25 is easily accessible.

DESCRIPTION The nursery site covers just under a quarter of an acre, at 49m above sea level, with one greenhouse, a portacabin/wooden shed, car parking area and plant beds with concrete paths.

GREENHOUSE (approx.) 12m x 6m The greenhouse on site is in reasonable condition. Some of the glass is damaged and will need replacing however the overall structure is still in a useable state. Total floor area: 72 m² (775 ft²)

PORTACABIN / WOODEN SHED: This could be used as an office/store/pay point for the business. The building is in need of repair to make it useable again and would need the services reconnecting. The building is for daytime use only as part of a horticultural business and not as a residential dwelling.

CAR PARK There is a 200m² parking area on the roadside boundary for use by any staff at the nursery and by the visiting public.

PATHS AND PLANT BEDS The site benefits from several plant beds with concrete paths to allow easy access to any plants by both the public and the nursery staff.



ACCESS The Old Garden Nursery is accessed from Wheelers Lane.

MANAGEMENT & BOUNDARIES The area to be let is marked with a red line on the Letting Plan. The tenant will be responsible for maintaining the road boundaries and jointly responsible for maintaining the boundaries which adjoining neighbouring properties with the aforementioned neighbours.

DIRECTIONS From junction 8 of the M25 take the exit for the A217, after 1.4 miles turn right onto Somers Road and continue for a further 0.3 miles. Turn left onto Nutley lane and drive for 0.2 miles then right onto South Albert Road. Turn left onto Evesham Road and then turn right onto West Street/A25. Continue on the A25 for 2.4 miles and at the roundabout take the 2nd exit onto Reigate Road. Continue for 1.2 miles along Reigate Lane and then turn left onto Brockham Lane. Continue on Brockham Lane for 0.7 miles which will merge into Middle Street. Turn left onto Wheelers Lane and continue for 0.5 miles and the Nursery will be on your left.

SERVICES **Water** There is metered mains water. **Drainage** There is no drainage connection to the site **Electricity** There is mains electricity. **Rates** The business is not rateable.

DRAFT TERMS OF LETTING

Guide rent £1.00 pa for the first year and £1,000 pa for the second year payable six months in advance for the Nursery as shown on the Letting plan.



Term A tenancy for two years.

Deposit A deposit of £3,000 will be taken at the commencement of the tenancy and returned at the end, less any dilapidations, without interest, held by the letting agent.

Tenancy Agreement The incoming tenant will be required to pay in advance a non refundable contribution of £700 plus VAT towards the cost of preparation of the tenancy agreement and the cost of obtaining references.

Availability The property is available immediately.

Assignment The tenancy will be non-assignable and sub-letting will not be permitted.

Use The tenant will be required to use the premises as a garden nursery. Any change of use will require prior consent from the Landlord and may also require planning permission. Any improvements made by the tenant will require prior written permission by the Landlord.

The public are allowed access for retail purposes at any time with the supervision of the tenant.

Planning Permission has been granted on the following terms: *"The holding ... shall be used for horticulture only and for no other purposes, including the sale of imported produce or equipment whether or not connected with the horticultural business"* and *"construction of hardstanding area for car parking of 200 m² (2,160 ft² in connection with existing nursery"*. The tenant will not object to any planning applications made by the Landlord and will co-operate with any site inspections which are required for the purpose of planning.

Insurance The tenant will be required to insure the property and any Landlord's fixed equipment. They will also be responsible for taking out any additional insurance that may be required in respect to the business and must



have appropriate public liability cover.

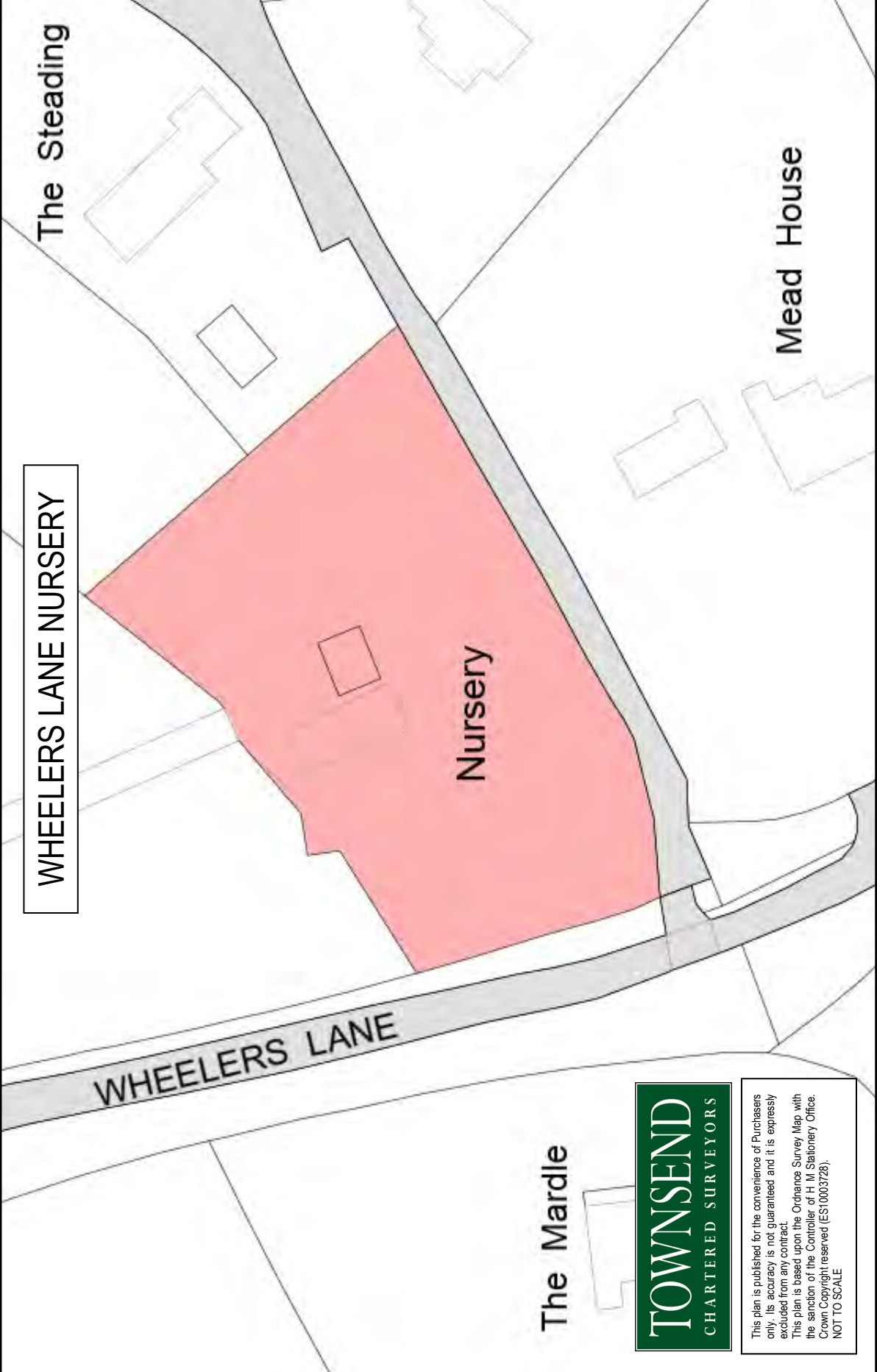
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MISREPRESENTATION DISCLAIMER Any representation made by the Landlord or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but it's accuracy is not guaranteed. The Tenant acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Tenant or Townsend Chartered Surveyors. Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Tenant.

Townsend Chartered Surveyors have not tested any services, equipment or facilities.

Photos taken July 2018





WHEELERS LANE NURSERY

The Steading

Mead House

The Mardle

WHEELERS LANE

Nursery

TOWNSEND
CHARTERED SURVEYORS

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NOT TO SCALE