

Hooper

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HIGH STREET SHOPS TO LET

143 - 145 AND 147 HIGH STREET BANSTEAD SURREY SM7 2NT

LOCATION

The property is situated on the Northern side of the High Street at the eastern end of the village, at the junction of The High Street with Harbourfield Road and benefits from limited-period on-street public parking immediately in front of the property.



DESCRIPTION

The property comprises a ground floor lock-up shop, previously a triple unit, which is being split into one single unit and one double unit. The double unit has return frontage to Harbourfield Road.

ACCOMMODATION

	<u>No. 143/145</u>	<u>No. 147</u>
Frontage	18.5m (60'8) [incl. return]	6.0m (19'8)
Internal Width	12.6m (41'4)	5.6m (18'4)
Shop Depth	11.9m (39')	11.9m (39')
Sales Area	136.8 sq m (1,472 sq ft)	67.2 sq m (723 sq ft)
Storage Area	<u>15.7 sq m (169 sq ft)</u>	
Total	152.53 sq m (1,642 sq ft)	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new full repairing and insuring lease for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. Reigate and Banstead Borough Council's planning policies are such that a change of use away from A1 retail use is likely to be resisted.

The landlord wishes to let the premises for a use that is not already represented in the parade and therefore the following uses are less likely to receive favourable consideration: Sale of ready-made frozen meals, Off-licence, Newsagent/confectioner/convenience store, Heating and plumbing merchant,, Optician, Dry cleaning/tailoring alterations, Beauty salon, Ladies'/men's fashions.

RENT

143/145 High Street - £36,000 per annum.

147 High Street - £18,000 per annum.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.