

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL info@hoopernaylorfriend.co.uk

## **LOCK-UP SHOP** **TO LET**

**with A2 office or A1 retail use**

**1 STONELEIGH PARK ROAD**  
**EWELL EPSOM SURREY KT19 0QR**

### **LOCATION**

The property forms part of an established shopping area on the busy A240 Kingston Road, at the junction with Stoneleigh Park Road. It benefits from a service road at the front, with parking bays giving up to 2 hours free public parking and there is also a good-sized public car park at the rear.



## **DESCRIPTION**

The property comprises a shop that previously traded as an estate agents office, with metal framed shop front and a double-door central entrance. The main retail area has been divided with a lightweight partition wall to form a small storage/staff area. There is further storage at the rear.

## **ACCOMMODATION**

<b>Frontage</b>	<b>6.75m (22'2)</b>
<b>Internal Width</b>	<b>6.5m max (21'4) reducing to 4.37m (14'4)</b>
<b>Shop Depth</b>	<b>8.62m (29'3)</b>
<b>Shop Area</b>	<b>48.48 sq m (521 sq ft)</b>
<b>Storage</b>	<b>10.20 sq m (110 sq ft)</b>

**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 A2 of the Current Town and Country (Use Classes) Order and can therefore be used alternatively for A1 retail use. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

**£12,000 (twelve thousand pounds) per annum exclusive.**

## **LEGAL COSTS**

Each side to bear their own legal costs subject to the ingoing tenant giving an undertaking to be responsible for the landlord's reasonable abortive legal costs should the tenant withdraw after solicitors have been instructed.

## **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.