

Hooper

NAYLOR FRIEND

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**CHARACTERFUL**  
**SHOP TO LET**  
**IN GRADE II LISTED BUILDING**

**26 HIGH STREET EWELL**  
**SURREY KT17 1SJ**

**LOCATION**

The property is situated in the heart of this attractive village, in a corner location at the junction of the High Street with West Street.



## **DESCRIPTION**

The property comprises a two -storey Grade II Listed timber framed building, set in a Conservation Area, and has previously been trading as a beauty salon under the name of Beauty Gallery. The shop has an attractive and imaginative internal layout with many exposed beams, and a galleried first floor trading area overlooking the shop below. As well as the main open plan shop area and the open plan galleried area, there are an additional 4 rooms, a kitchen/staffroom and WC.

## **ACCOMMODATION**

<b>Internal Width</b>	<b>8.44 m</b>	<b>(27'8")</b>
<b>Shop Depth</b>	<b>10.16 m</b>	<b>(33'4")</b>
<b>Ground floor area</b>	<b>69.51 m<sup>2</sup></b>	<b>(748 ft.<sup>2</sup>) including kitchen/staffroom</b>
<b>1st floor area</b>	<b>60.85 m<sup>2</sup></b>	<b>( 655 ft.<sup>2</sup>)</b>
<b>Cellar (trap door access - unused and not inspected)</b>		

Some of the areas have a lower than average ceiling height of approximately 1.9 m

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



## **TENURE**

Available to let on a new lease on full repairing and insuring terms.

## **USE/PLANNING**

We understand that use as a beauty salon is a sui generis use. However, it is considered the local authority are unlikely to have any objection to the property being used for an A1 retail use in this location subject to a suitable planning consent being obtained, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to making an offer.

## **RENT**

An initial rent of **£12,500 (twelve thousand, five hundred pounds)** per annum exclusive is sought.

## **V.A.T.**

The property is registered for VAT and therefore the rent will be subject to the addition of VAT at the appropriate rate.

## **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.