

Hooper

**NAYLOR FRIEND**

2 WATERSTONE HOUSE • 13 CENTRAL HILL • LONDON SE19 1BG  
TEL 020 8766 0123 • FAX 020 8761 6472

**LARGE DOUBLE UNIT**  
**TO LET –**  
**YEAR 1 £30,000 PER ANNUM**  
IN A BUSY PARADE UNDER A NEW LEASE AND NEW RENT

**393-395 HOOK ROAD CHESSINGTON**  
**SURREY KT9 1EL**

**LOCATION**

The property is situated within a busy parade with nearby multiple occupiers Tesco Express, Ladbroke's, Pizza Hut and HSBC in the near vicinity. The property benefits from a good deal of passing vehicular traffic and some pedestrian flow generated from nearby retailers.

**DESCRIPTION**

The property comprises a double lock-up unit with deep display windows and a double central entrance door. The property benefits from customer car parking provisions to the front of the property and rear doors with access to a shared yard for vehicular use. The property has three internal WC's and a kitchen area.

**ACCOMMODATION**

Internal Width	10.29m	33'9
Shop Depth	26.97m	88'6
Sales Area	276.47m <sup>2</sup>	2976ft <sup>2</sup> (approx)
3 separate internal WC's		
Kitchen area		
Rear doors to shared yard with vehicular access		

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**

A new ten year lease is to be created on full repairing and insuring terms with an upward only rent review at the end of the fifth year.

## **USE/PLANNING**

We understand the property currently falls within class A1 (Retail) of the Current Town and Country (Use Classes) Order and would suite a variety of businesses. 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**

The rent for year one is to be **£30,000 (thirty thousand pounds)** per annum exclusive rising by **£2,000 (two thousand pounds)** per annum.

## **BUSINESS RATES**

We understand this to be £28,000 @ 44.4 pence in the £ for 2007/2008.

## **LEGAL COSTS**

Both parties legal costs are to be borne by the ingoing tenant.

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

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

## **SUBJECT TO CONTRACT**