

Hooper

NAYLOR FRIEND

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NEW SHOP **TO LET**

UNIT 1 HARRIS COURT
429 KINGSTON ROAD
EWELL SURREY KT19 0DB

LOCATION

The property is situated in a corner location close to the junction of the B284 Ruxley Lane with the A240 Kingston Road, Ewell, forming part of a long-established shopping area.



DESCRIPTION

The property comprises a new lockup shop with rear access and car parking. The shop features a modern metal framed shop front, new kitchen and disabled WC facilities. Power circuits and sockets together with lighting are in place, and the retail area is offered with a screeded floor finish, incorporating a recessed mat well with coir mat, and block work walls rough coated ready to receive final finishes.

ACCOMMODATION

Frontage	5.5 m	(18'1")
Internal Width	5.23m	(17'2")
Shop Depth	11.3 m	(37'1")
Sales Area	59.09 m ²	(636 ft ²)
Kitchen/storage	11.61 m ²	(125 ft ²)

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 lease on a full repairing and insuring basis 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. The property adjoins a hardware shop/household goods store and would not be available for that use.

RENT

An initial rent of **£12,000 (twelve thousand pounds)** per annum exclusive is sought.

NOTE The ingoing tenant will be responsible for fitting out the shop for their own purpose.

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.