

Hooper

NAYLOR FRIEND

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SHOP FRONTED **COMMERCIAL PREMISES** **TO LET**

78 WESTMEAD ROAD
SUTTON SURREY
SM1 4JF

LOCATION

The property is situated on the southern side of Westmead Road, between the junctions of Carshalton Grove and Sutton Grove in a local shopping area to the east of Sutton's town centre. Westmead Road is a busy B road and is served by local buses. Car parking is available in the immediate area for customers on Westmead Road and in nearby side roads.



DESCRIPTION

The property comprises shop-fronted premises that have most recently been occupied as offices but would also lend themselves to retail use, subject to planning consent etc.

As presently arranged, the premises comprise one front room, and a larger rear room containing a kitchen sink, that may lend itself to use as either office or storage accommodation, and an external WC.

ACCOMMODATION

| | | |
|------------------|---------------------|----------------------|
| Frontage | 11'8 | 3.6m |
| Front Room Width | 11'2 | 3.41m |
| Front Room Depth | 15'6 | 4.76m |
| Rear Room Width | 15'9 | 4.86m |
| Rear Room Depth | 12'9 | 3.91m |
| Total Area | 327 ft ² | 30.40 m ² |
| Ext WC | | |
| Forecourt | | |

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

To let on a new lease for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class B1 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 making any offer.

RENT

An initial rent of **£5,950 (five thousand nine hundred and fifty pounds)** per annum exclusive is sought.

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.