

Hooper

NAYLOR FRIEND

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GOOD SIZE SHOP AND **USEFUL REAR YARD** **TO LET**

LOCATED IN THE CENTRE OF MORDEN JUST OFF LONDON ROAD AND AVAILABLE UNDER A NEW LEASE

19 ABBOTSBURY ROAD, MORDEN, **SURREY SM4 5LJ**

LOCATION

The property is situated fronting Abbotsbury Road, a secondary one-way road off London Road in the centre of Morden. The property shares the parade with a number of secondary and specialist trades including some restaurants and other service providers and the property is within walking distance of Morden underground station. The property has good vehicular access to surrounding areas including the A217 which provides links through to Surrey and the M25. Morden is a typical London suburb with a mixture of major retail and more local traders.



DESCRIPTION

The property comprises a ground floor lock up shop with useful rear yard in a parade of similar units. The property is unusually large for this type of property and would suit a variety of businesses.

ACCOMMODATION

Gross Frontage	5.48m	18'
Internal Width	5.36m	17'6
Maximum Shop Depth	16.39m	53'8
Sales Area	87.32m ²	940 ft ² (approx)
External WC		
Useful Yard for 4 or 5 Cars		

Figures relating to accommodation are approximate and rounded up 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

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of trades. 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

An initial rent of **£12,000 (twelve thousand 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.