

Hooper

NAYLOR FRIEND

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SMALL OFFICE/COMMERCIAL **PREMISES WITH** **GOOD CAR PARKING**

(MAY ALSO SUIT A1/A2 RETAIL USE OR D1 USE SUBJECT TO OBTAINING PLANNING CONSENT)

2C BEECHES AVENUE
CARSHALTON BEECHES
SM5 3LF

LOCATION

The property is situated in a parade of shops on the B278 at Carshalton Beeches, a short distance from Carshalton Beeches railway station.



DESCRIPTION

The property comprises the ground floor of a two-storey building that has most recently been used as an office for a building company and which was at one time used as bank premises. The property benefits from a forecourt which provides parking space together with two other parking spaces at the rear. The entrance to the property is via an entrance lobby which also gives access for the occupants of the residential accommodation at first floor.

ACCOMMODATION

Office	4.04 m x 3.19 m (13'3" x 10'5")
Kitchenette/Store	4.14 m x 1.86 m (13'7" by 6'1")
WC	
Rear garden (subject to access across it for occupants of the first floor)	

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 full repairing and insuring terms

USE/PLANNING

We understand the property currently falls within class B1 office 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.

RENT

An initial rent of **£8,000 (eight thousand pounds)** per annum exclusive.

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.