

Hooper

NAYLOR FRIEND

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FORMER DRY CLEANERS **TO LET**

PROVIDING A PROMINENT SHOP FORMING PART OF AN ISLAND PARADE SERVICING AN EXTREMELY DENSELY POPULATED RESIDENTIAL CATCHMENT

172 CHESTNUT GROVE, MITCHAM, **SURREY CR4 1RB**

LOCATION

The property is situated front Chestnut Grove close to its junction with South Lodge Avenue and fronting a reasonably busy intersection. The property benefits from a good deal of passing vehicular traffic and there is a fair amount of pedestrian flow generated by nearby retailers within the Parade, in close proximity to the local library and community centre and a densely populated residential catchment generally. The property is considered suitable for a variety of trades or continuation of a dry cleaners business.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a dry cleaners. The property has a reasonably modern shop front secured with security shuttering and is slightly irregular in shape tapering to the rear. There is an internal kitchen and WC.

ACCOMMODATION

Gross Frontage	6.09m	20'
Internal Width	5.82m	19'11 narrowing to 4.54m (14'9)
Shop Depth	7.95m	26'11
Sales Area	43.19m²	465 ft² (approx)
Rear Area/Store	9.29m²	100 ft² (approx)
Internal Kitchen and WC		

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

The property is offered by way of a 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 A1 (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 **£9,750 (nine thousand seven 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.