

Hooper

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# **TRIPLE FRONTED** **ESTATE AGENCY PREMISES**

AN OPPORTUNITY TO ACQUIRE LONG ESTABLISHED ESTATE AGENCY PREMISES  
AT

## **1-3 STATION APPROACH GORDON ROAD** **CARSHALTON BEECHES** **SM5 3RF**

### **LOCATION**

The property is situated next to Carshalton Beeches railway station in a parade of shops just off the B278 at Carshalton Beeches. In area with a good mix of properties.



## **DESCRIPTION**

The property comprises a terrace of three interlinked shop premises that have been previously used as an estate agents office for many years.

## **ACCOMMODATION**

Frontage	13.65 m	(44'9")
Internal Width	13.2 m	(43'4")
Shop Depth	5.05 m	(16'6")
Sales Area	64.59 m <sup>2</sup>	(695 ft. <sup>2</sup> )
Storage	4.08 m <sup>2</sup>	(44 ft. <sup>2</sup> )

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 A2 of the Current Town and Country (Use Classes) Order, but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. The Landlord would consider alternative A1 retail uses, provided the proposed use does not involve the sale of alcohol.

## **RENT**

An initial rent of **£16,500 (sixteen thousand five hundred 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.