

Hooper

NAYLOR FRIEND

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LOCK UP SHOP **TO LET**

WITH A2 OFFICE OR A1 RETAIL USE

1 GREEN WRYTHE LANE CARSHALTON **SURREY SM5 2DS**

LOCATION

The property is situated in the well established and attractive shopping area of Wrythe Green Carshalton.



Frontage	6.5m (21'4)
Depth	7.6m (24'11)
Retail Area	43.10m ² (464 ft ²)

**All areas and dimensions are approximate*

DESCRIPTION

The property comprises a lock up shop in need of some refurbishment, benefitting from planning consent that enables it to be used for either A2 office use eg estate agency, mortgage or insurance brokers etc or A1 retail use. However, the shop cannot be used for a duplication of a nearby trade or hot foot use (A3 or A5) a convenience store, off-licence or newsagent. The shop has a full-width electrically operated security roller shutter.

TENURE

The property is to be let on 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 A2 (office retail) or A1 (retail) 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 **£8,500 (eight thousand, five hundred 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