

Hooper

NAYLOR FRIEND

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RETAIL SHOP UNIT **TO LET**

SET WITHIN A POPULAR SURREY VILLAGE HIGH STREET AND AVAILABLE UNDER A NEW LEASE

90 HIGH STREET EWELL KT7 1RE

LOCATION

The property is situated in the heart of Ewell Village between Epsom and the A3. East and West Ewell mainline station are within approximately half a mile. Nearby retailers include Coral and William Hill Bookmakers, Co-op and Barclays Bank. The village also houses a multitude of good local trades, restaurants and Public Houses. There are a number of schools within walking distance. The property fronts a pedestrian crossing which leads to enhanced footflow and visibility of the subject unit.



DESCRIPTION

The property comprises a ground floor retail shop most recently used for dog grooming. The property, which is slightly split level in arrangement, is currently partitioned to suit the former occupiers but could be more open plan if required. There is an air conditioning unit (not tested) within the suspended ceiling and an intern WC. The property has relatively good natural light with windows on the flank and rear in addition to the shop front. There is a small yard area to the rear.

ACCOMMODATION

Frontage	6.79m	22'3
Internal Width	6.12m	20'1 narrowing to 3.69m (12'11) after 3.99m (13'1)
Max Shop Depth	9.23m	30'3
Sales Area	50.63m ²	545 ft ² (slightly split level) (approx)
Rear Room	7.43m ²	80 ft ² (approx)
Internal WC		
Rear Yard		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/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 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 **£10,575 (ten thousand five hundred and seventy five 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.