

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL info@hoopernaylorfriend.co.uk

## **SHOP** **TO LET**

LOCATED WITHIN A POPULAR PARADE FRONTING HOOK ROAD AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

### **397 HOOK ROAD** **CHESSINGTON SURREY KT9 1AB**

#### **LOCATION**

The property is situated fronting Hook Road set behind a useful slip road and forming part of a popular local parade. Hook Road is a major thoroughfare and bus route linking the A3 to Chessington and beyond to the M25 and the property benefits from significant passing vehicular traffic which is particularly heavy during the rush hour periods. There is short term parking available within the slip road which encourages quick-stop trade and sees a relatively constant turnover of traffic attracted by multiples within the parade such as Tesco, Ladbrokes and HSBC together with a number of more local traders. The surrounding area is a densely populated residential catchment which the parade is able to service.



## **DESCRIPTION**

The property comprises a ground floor lock up shop roughly rectangular in shape with the benefit of rear access via a service road and an internal WC. The property has solid floors, suspended ceiling and is considered suitable for a variety of businesses.

## **ACCOMMODATION**

Gross Frontage	5.05m	16'6
Internal Width	4.96m	16'3
Shop Depth	14.72m	48'3 (currently partitioned)
Sales Area	72.92m <sup>2</sup>	785 ft <sup>2</sup> (approx)
Staff Area	4.64m <sup>2</sup>	50 ft <sup>2</sup> (approx)
Internal WC		
Rear Access for Loading and Unloading		

Figures relating to accommodation are approximate and rounded up 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 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 purchasers/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 **£18,500 (eighteen 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**

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.